

NOTE: Denver’s Green Buildings Ordinance applies to all existing commercial buildings with 25,000 ft² of Gross Floor Area or larger upon roof replacement or roof recover. For all permits issued after May 1, 2023, the effective code is 2022 Denver Building Code including 2021 IBC & 2021 IECC and all 2022 Denver Amendments.

1. Required & Reference Documents

[Click here to view the Green Buildings Ordinance](#)

[Click here to download the GBO Rules & Regulations PDF](#)

[Click here to download the Green Building Declaration Form for Existing Buildings](#)

[Denver Roof Permit Application](#)

Abbreviations

GBO = Green Buildings Ordinance
R+Rs = Rules & Regulations
GBDF = Green Building Declaration Form
SDP = Site Development Plan
IBC = International Building Code
IECC = International Energy Conservation Code
DBCA = Denver Building Code Amendments

2. Project Compliance

- A. All projects must address two areas of compliance:
 - i. Provide a cool roof, and
 - ii. Select an additional green building option (A through G) on the GBDF.
- B. Exemptions are available for certain types of projects. See Section 10-302(d) in the Ordinance for a complete list of available exemptions.

3. Construction Permits

- A. At the time of the permit submittal, provide all applicable materials listed in the submittal requirements table below necessary to demonstrate conformance with requirements specifically outlined in the GBO R+Rs Article III pertaining to cool roof requirements and R+Rs Article IV Section 4.08 pertaining to Energy Program requirements.

4. Project Requirements for Option F (Roof Replacements Only):

Energy Program

- A. Provide a GBDF filled with Option F selected.
- B. To learn more on how the Green Buildings Ordinance Energy Program and Energize Denver Ordinance requirements align, please visit the [Green Buildings Ordinance Energy Program](#) webpage. Enrolling in the Energy Program is valid for 20 years or through one roof replacement, whichever is longer.
- C. Provide items listed in the [Submittal Requirements Checklist](#) starting on the next page of this guide.

Mandatory Cool Roof Requirements and Exemptions for All Existing Buildings:

	#	Construction Phase	Applicable Code Section	Submittal Item	Requirement
MANDATORY FOR ALL NEW SUBMITTALS	1	Roof Permit	R+Rs 2.03(c)	Green Building Declaration Form	Provide a Green Building Declaration Form for Existing Buildings with all fields infilled including the owner's signature.
	2	Roof Permit		Roof permit application	Provide a roof permit application with the project valuation.
	3	Roof Permit	R+Rs 2.03(a)	Roof plan	Provide a roof plan with the total roof area quantified.
	4	Roof Permit	R+Rs 3.02(a) R+Rs 3.03(a) R+Rs 3.03(b)	Roof product & solar reflectance data	Provide cool roof covering and paver solar reflectance data with the color circled, highlighted, or otherwise identified in conformance with Table 1 - Reflectance Requirements in the GBO R+Rs. This information may be included in the construction document specifications or on the roof plan.
	5	Roof Permit		Roof assembly section details	<u>Roof section detail - OR - a detailed, layer-by-layer description</u> of the roof assembly. Please provide both a detail for the existing assembly AND the proposed assembly.
	6	Roof Permit	R+Rs 3.03(b)(i)	Condensation avoidance strategy	Provide one of the following options: (1) Air barrier AND vapor retarder product data if the low-slope prescriptive assembly is being provided, OR (2) A dew point analysis report following Denver's guidelines from a registered professional if a prescriptive assembly is NOT being provided, OR (3) <i>Roof recovers only</i> – A note stating that an existing cool roof is being replaced (Exemption 10 below). If a note is provided, then the prescriptive assembly or the dew point analysis does NOT need to be provided.
	7	Roof Permit	IBC 1202.2 IBC 1202.3	(Steep slope only) Ventilation details	Provide a roof plan illustrating locations, sizing, and calculations.
EXEMPTIONS	8	Roof Permit	R+Rs 3.04	Exemptions	For any exemptions claimed, please provide substantiation.
	9	Roof Permit	R+Rs 3.04(a)	Exemptions – Character defining roofs	See applicable GBO R+Rs Section 3.04(a) for additional submittal requirements if claiming a character defining roof. It is recommended that any project considering applying for a character defining cool roof exemption, contact us first at stephen.sanderson@denvergov.org or christy.collins@denvergov.org .
	10	Roof Permit		Exemptions – Existing cool roof	<i>Roof recovers only</i> – Simply provide a note on the roof plan or roof assembly description submittal document.
	11	Roof Permit	R+Rs Section 10-302(d)(3)(a)	Exemptions – Residential building below 5 stories OR 62.5' in height	Provide photos and/or drawings substantiating the claimed exemption as a residential property <5 stories OR 62.5' or less in height with measurements.

Option F: Energy Program (Roof Replacements Only) – Additional Green Buildings Requirements

12	Roof Permit	R+Rs 4.08(c)	Enrollment	Enrollment by selecting the Energy Program on the Green Building Declaration Form. The Energy Program is administered by CASR.
13	Roof Permit	R+Rs 4.08(c) (i)-(vii)	Select a compliance option	Work with the CASR team to select, and eventually achieve, one of the compliance options listed in the GBO R+Rs 4.08(c)(i)-(vii)