

# HOW CAN GREEN ROOFS BENEFIT YOUR PROJECT IN *Philadelphia?*

Philadelphia has incentives for green roofs and considers them one of their 'Highest Preference' stormwater management practices. **Columbia Green Technologies** provides details and stormwater calculations that meet Philadelphia's regulations. We strive to make designing and implementing a green roof in the Philly area hassle-free. [info@columbia-green.com](mailto:info@columbia-green.com) or **503-327-8723**

## Eliminate Underground Detention

### No Channel Protection and Flood Requirements

'Green' areas on projects, like green roofs, that equate to a 20% reduction in impervious, or hard surface, area from predevelopment to post development allow for the elimination of Flood Control and Channel Protection requirements. This is important because-

**Green Roofs allow you to avoid the costly investment for underground detention tanks that those regulations may require.**

**Water Quality Volume** Developments must retain and infiltrate the first 1.5 inches of runoff from all directly connected impervious areas (DCIA).

PWD requires a 3-inch minimum media depth for green roofs.

**Columbia Green's** tray and layered systems have media depths 3-inches or more and **can be used to disconnect other rooftop areas** as described in the PWD Guidance Manual.

## Expedited 5-day Plan Review

### 'Disconnection Green Review' (PWD SWGM 2.4.1)

Redevelopment projects must disconnect 95% or more of the post-construction impervious area within the project's limits of disturbance (LOD). 'Disconnections' include green roofs, porous pavement, and new and existing trees.

### 'Surface Green Review' (PWD SWMG 2.4.2)

New Development and Redevelopment projects where 100% of post-construction impervious area within the project's LOD is managed by disconnected impervious cover and/or bioinfiltration/bioretention basins. Practices include green roofs, porous pavement, bioinfiltration basins and new and existing trees.

Benefits of Disconnection and Surface Green Reviews:

- Shorter (five-day) review during the PCSMP Review Phase
- Exemption from or delay of the infiltration testing requirements
- Use of PWD Standard Details

## Green Roof Tax and Zoning Incentives

**Green Roof Tax Credit:** Developers may receive a tax credit from the City for 50% of all costs incurred to construct a green roof, not to exceed \$100,000. This credit may be applied to Business Income and Receipts liability. To qualify the green roof must cover 60% of the building's rooftop. [http://phillywatersheds.org/doc/Green%20Roof%20Tax%20Credit\\_2016%20Fact%20Sheet.pdf](http://phillywatersheds.org/doc/Green%20Roof%20Tax%20Credit_2016%20Fact%20Sheet.pdf)

**Parking Landscaping Incentive:** Parking lot designs must provide at least 10% interior landscaped area in most zoning districts. Landscaping can be reduced by one square foot for each one square foot of green roof area installed.

**Density Bonuses:** Philadelphia Code offers exceptions to certain residential density rules when a new development or redevelopment includes a green roof meeting certain criteria. [http://phillywatersheds.org/doc/Green%20Roof%20Zoning%20Incentives\\_2016%20Fact%20Sheet.pdf](http://phillywatersheds.org/doc/Green%20Roof%20Zoning%20Incentives_2016%20Fact%20Sheet.pdf)

## Why Columbia Green?

- Comprehensive green roof solutions; both Tray and Layered- from Extensive to Intensive
- Layered and Tray-based systems.
- Full System and Single-Source Warranty options provided through our Roofing Partners
- Amenity Decks and Rooftop Gardening

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Note: This summary has been prepared and compiled by Columbia Green Technologies for informational purposes only. Information contained herein is accurate to the best of our knowledge as of Spring 2017. Consult the regulatory agency and/or a licensed engineer before using this information for the purpose of facility design or permitting.