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FROM	NAME & TITLE	Robert Cename, Budget Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall (410) 396-4774		
	SUBJECT	City Council Bill 21-0160 – Building Code – Cool Roofs		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400

January 11, 2022

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 21-0160, Building Code-Cool Roofs, the purpose of which is to require newly constructed buildings and additions to existing buildings partly financed with City funds adhere to specified roofing requirements.

Background

This legislation aims to amend Baltimore City’s Building, Fire and Related Codes to require newly constructed buildings and additions to existing buildings that are partly financed using City funds to implement “cool roofs”, defined as meeting the Energy Star high reflective rating. This measure exempts certain roofs, including roofs used for outdoor recreation space or those with plants installed. Cool roofs are designed to reflect sunlight and lower the temperature of the building. In addition, they can contribute to reducing the urban heat island effect, which is the phenomenon of urban areas being warmer than rural areas.

The Department of General Services (DGS) is responsible for the planning, design, and construction, renovation, or alteration of capital improvements to City facilities from inception to completion. Additionally, DGS is responsible for providing maintenance and repair to over 500 municipal buildings. The 82 core buildings, owned by the Mayor and City Council, comprise over 4.7 million square feet of workspace. Tenant agencies include most departments of City government, private and non-profit groups, and other governmental and quasi-governmental entities.

Fiscal Impact

The Department of Finance does not anticipate a significant fiscal impact from this legislation. Per discussions with DGS, the material difference between cool and conventional roofing material is in the coating color. Typically, cool roofs are finished with a white or light color coating instead of a dark color. For context, according to data from the United States Environmental Protection Agency, cool roof coatings on a low-slope roof might cost \$0.75–\$1.50 per square foot, while single-ply cool roof membrane costs vary from \$1.50–\$3.00 per square foot.

Conclusion

This legislation would require that certain newly constructed buildings and additions to existing buildings adhere to specified roofing requirements. Finance does not anticipate a significant fiscal impact.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 21-0160.

cc: Henry Raymond
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