

**CITY OF BALTIMORE
COUNCIL BILL 21-0160
(First Reader)**

Introduced by: Councilmembers Conway, Dorsey, Porter, Bullock, Middleton, Burnett, Cohen,
Stokes, Ramos, Glover

Introduced and read first time: October 4, 2021

Assigned to: Rules and Legislative Oversight

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of
Planning, Department of General Services, Department of Housing and Community
Development, Department of Public Works, Baltimore Fire Department, Department of
Transportation, Board of Municipal and Zoning Appeals, Office of Sustainability

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Building Code – Cool Roofs**

3 FOR the purpose of requiring newly constructed buildings and additions to existing buildings
4 partly financed using City funds to adhere to specified roofing requirements; authorizing
5 certain exceptions; and generally relating to the installation of Cool Roofs.

6 BY repealing and reordaining, with amendments
7 Article - Building, Fire, and Related Codes
8 Section(s) 2-103 (IBC § 1503 through 1509)
9 (2020 Edition)

10 BY adding
11 Article - Building, Fire, and Related Codes
12 Section(s) 2-103 (IBC § 1504.9)
13 Baltimore City Revised Code
14 (2020 Edition)

15 BY repealing and reordaining, with amendments
16 Article - Building, Fire, and Related Codes
17 Section(s) 10-102 (IRC § 901 through 908)
18 (2020 Edition)

19 BY adding
20 Article - Building, Fire, and Related Codes
21 Section(s) 10-102 (IRC § 905.18)
22 Baltimore City Revised Code
23 (2020 Edition)

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
25 Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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Baltimore City Revised Code

Article – Building, Fire, and Related Codes

Part II. International Building Code

§ 2-103 City modifications.

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

Chapter 15 . Roof Assemblies and Rooftop Structures

SECTION 1503 *{AS IN IBC}* [SECTIONS 1503 TO 1509 *{As in IBC}*]

SECTION 1504 PERFORMANCE REQUIREMENTS

1504.9 REFLECTANCE. ROOF COVERINGS OVER CONDITIONED SPACES ON LOW-SLOPE ROOFS (ROOF SLOPE < 2:12) ON NEWLY CONSTRUCTED BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE.

EXCEPTIONS:

1. AN ADDITION TO A ROOF THAT SUPPORTS LIVING VEGETATION AND INCLUDES A SYNTHETIC, HIGH QUALITY WATERPROOF MEMBRANE, DRAINAGE LAYER, SOIL LAYER, AND LIGHTWEIGHT MEDIUM PLANTS.
2. ROOF AREAS USED AS OUTDOOR RECREATION SPACE BY THE OCCUPANTS OF THE BUILDING.
3. AN AREA INCLUDING AND ADJACENT TO ROOFTOP PHOTOVOLTAIC AND SOLAR THERMAL EQUIPMENT, TOTALING NOT MORE THAN 3 TIMES THE AREA THAT IS COVERED WITH PHOTOVOLTAIC AND SOLAR THERMAL EQUIPMENT.
4. LIMITED ROOF AREAS AS DETERMINED BY REGULATIONS PROMULGATED BY THE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT.
5. A ROOF, THE AREA OF WHICH IS LESS THAN 3% OF THE GROSS FLOOR AREA OF THE BUILDING.

SECTIONS 1505 TO 1509 *{AS IN IBC}*

Baltimore City Revised Code

Article – Building, Fire, and Related Codes

Part X. International Residential Code

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§ 10-102 City modifications.

The additions, deletions, amendments, and other modifications adopted by the City are as follows:

Part III – Building Planning and Construction

Chapter 9 . Roof Assemblies

SECTIONS 901 TO 904 *{AS IN IBC}* [SECTIONS 901 TO 908 *{As in IRC}*]

SECTION 905 REQUIREMENTS FOR ROOF COVERINGS

905.1 TO 905.17 *{AS IN IRC}*

905.18 REFLECTANCE. ROOF COVERINGS OVER CONDITIONED SPACES ON LOW-SLOPE ROOFS (ROOF SLOPE < 2:12) ON NEWLY CONSTRUCTED BUILDINGS AND ADDITIONS TO EXISTING BUILDINGS SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE.

EXCEPTIONS:

1. AN ADDITION TO A ROOF THAT SUPPORTS LIVING VEGETATION AND INCLUDES A SYNTHETIC, HIGH QUALITY WATERPROOF MEMBRANE, DRAINAGE LAYER, SOIL LAYER, AND LIGHTWEIGHT MEDIUM PLANTS.
2. ROOF AREAS USED AS OUTDOOR RECREATION SPACE BY THE OCCUPANTS OF THE BUILDING.
3. AN AREA INCLUDING AND ADJACENT TO ROOFTOP PHOTOVOLTAIC AND SOLAR THERMAL EQUIPMENT, TOTALING NOT MORE THAN 3 TIMES THE AREA THAT IS COVERED WITH PHOTOVOLTAIC AND SOLAR THERMAL EQUIPMENT.
4. LIMITED ROOF AREAS AS DETERMINED BY REGULATIONS PROMULGATED BY THE DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT.
5. A ROOF, THE AREA OF WHICH IS LESS THAN 3% OF THE GROSS FLOOR AREA OF THE BUILDING.

SECTIONS 906 TO 908 *{AS IN IRC}*

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.