



## Legislation Details (With Text)

**File #:** 21-0160      **Version:** 0      **Name:** Building Code - Cool Roofs  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 10/4/2021      **In control:** Baltimore City Council  
**On agenda:**      **Final action:** 8/21/2023  
**Enactment date:**      **Enactment #:** 23-252

**Title:** Building Code - Cool Roofs  
 For the purpose of requiring newly constructed buildings and additions to existing buildings partly financed using City funds to adhere to specified roofing requirements; authorizing certain exceptions; and generally relating to the installation of Cool Roofs.

**Sponsors:** Mark Conway, Ryan Dorsey, Phylcia Porter, John T. Bullock, Sharon Green Middleton, Kristerfer Burnett, Zeke Cohen, Robert Stokes, Sr., Odette Ramos, Antonio Glover

**Indexes:** Building Code

**Code sections:**

**Attachments:** 1. 21-0160~1st Reader, 2. 21-0160 Fire, 3. BMZA 21-0160, 4. DGS 21-0160, 5. DHCD 21-0160, 6. 21-0160 - Planning UPDATED, 7. Law 21-0160, 8. Finance 21-0160, 9. The Nature Conservancy - 21-0160 testimony, 10. Blue Water Baltimore - 21-0160 testimony, 11. DPW 21-0160, 12. DOT 21-0160, 13. Sustainability CCB 21-0160 Cool Roofs2, 14. cc21-0160(1)~1st(RLO), 15. 21-0160~3rd Reader, 16. 21-0160 Signed, 17. Completed Ordinance 21-0160

Date	Ver.	Action By	Action	Result
9/18/2023	0	Mayor	Signed by Mayor	
6/12/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
5/15/2023	0	Baltimore City Council	3rd Reader, for final passage	
5/15/2023	0	Rules and Legislative Oversight	Recommended Favorably with Amendment	
5/4/2023	0	Rules and Legislative Oversight	Recommended Favorably with Amendment	Pass
5/1/2023	0	Rules and Legislative Oversight	Scheduled for a Public Hearing	
12/6/2021	0	Rules and Legislative Oversight	Scheduled for a Public Hearing	
10/7/2021	0	Baltimore City Council	Refer to Office of Sustainability	
10/7/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
10/7/2021	0	Baltimore City Council	Refer to Fire Department	
10/7/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
10/7/2021	0	Baltimore City Council	Refer to Dept. of General Services	
10/7/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
10/7/2021	0	Baltimore City Council	Refer to Dept. of Public Works	
10/7/2021	0	Baltimore City Council	Refer to Dept. of Finance	
10/7/2021	0	Baltimore City Council	Refer to Dept. of Planning	
10/7/2021	0	Baltimore City Council	Refer to City Solicitor	

10/4/2021	0	Baltimore City Council	Assigned
10/4/2021	0	Baltimore City Council	Introduced

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

## **Introductory\***

# **City of Baltimore Council Bill**

Introduced by: Councilmember Conway

## **A Bill Entitled**

An Ordinance concerning

### **Building Code - Cool Roofs**

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

By repealing and reordaining, with amendments

Article - Building, Fire, and Related Codes  
Section(s) 2-103 (IBC § 1503 through 1509)  
(2020 Edition)

By adding

Article - Building, Fire, and Related Codes  
Section(s) 2-103 (IBC § 1504.9)  
Baltimore City Revised Code  
(2020 Edition)

By repealing and reordaining, with amendments

Article - Building, Fire, and Related Codes  
Section(s) 10-102 (IRC § 901 through 908)  
(2020 Edition)

By adding

Article - Building, Fire, and Related Codes  
Section(s) 10-102 (IRC § 905.18)  
Baltimore City Revised Code  
(2020 Edition)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Laws of Baltimore City read as follows:

## **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

### § 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 30<sup>th</sup> day after the date it is enacted.