



## Legislation Text

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**File #:** 21-0160, **Version:** 0

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**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 IRC} [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.