

City of Philadelphia



(Bill No. 090923)

AN ORDINANCE

Amending Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” by amending Subcode “B” (“The Philadelphia Building Code”), by adding a provision requiring that certain buildings have roof coverings that are white in color or Energy Star rated as highly reflective; and by making conforming amendments to Subcode “R” (“The Philadelphia Residential Code”); all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction and Occupancy Code,” is hereby amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION
AND OCCUPANCY CODE

* * *

CHAPTER 4-200.0. TEXT OF SUBCODES

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SUBCODE “B” (THE PHILADELPHIA BUILDING CODE)

* * *

CHAPTER 15
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

* * *

SECTION B-1504
PERFORMANCE REQUIREMENTS

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B-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.

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Exceptions:

1. *An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants shall be permitted to comprise part or all of the roof area.*
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 three times the area that is covered with such equipment.*
4. *Limited roof areas as determined by regulations promulgated by the Department of Licenses and Inspections.*
5. *A roof, the area of which is less than three (3) percent of the gross floor area of the building.*

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SUBCODE “R” (THE PHILADELPHIA RESIDENTIAL CODE)

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CHAPTER 9
ROOF ASSEMBLIES

* * *

SECTION R905
REQUIREMENTS FOR ROOF COVERINGS

* * *

R-905.16 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:

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1. *An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants shall be permitted to comprise part or all of the roof area.*
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 three times the area that is covered with such equipment.*
4. *Limited roof areas as determined by regulations promulgated by the Department of Licenses and Inspections.*
5. *A roof, the area of which is less than three (3) percent of the gross floor area of the building.*

SECTION 2. Effective Date. This Ordinance shall not become effective until the later of (i) thirty-five days after it becomes law; and (ii) the date on which the City Solicitor certifies to the Chief Clerk of Council that the requirements of Section 503 of Act 45 of 1999 as amended (35 P.S. § 7210.503) have been satisfied so as to permit the Ordinance to become effective.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 22, 2010. The Bill was Signed by the Mayor on May 5, 2010.



Michael A. Decker
Chief Clerk of the City Council