



The Philadelphia Zoning Code offers incentives to installing green roofs by providing exceptions to certain residential density rules. These exceptions apply to properties in RM-1 and CMX-2 zoning districts. The green roof conditions necessary to satisfy the density exception are explained in §14-602.7 of the Philadelphia Zoning Code as “Exception to Use Tables for Green Roofs.” Projects applying for this exception must obtain pre-requisite approval from the Philadelphia Water Department (PWD).

Applying for the Density Bonus

Applicants should email pwd.planreview@phila.gov to notify PWD that they intend to apply for the Green Roof Density Bonus. It is also recommended that the applicants notify the Philadelphia City Planning Commission regarding its review of the Zoning Permit application. Any project that is pursuing the Green Roof Density Bonus must submit an Existing Resources and Site Analysis (ERSA) Application at www.pwdplanreview.org. When submitting the ERSA application, the applicant must also provide the following documents:

1. A green roof plan that is signed and sealed by a [registered professional](#) with green roof details, that includes the following:
 - a. General plan sheet requirements as specified in [Table E-1](#) of the Philadelphia Stormwater Guidance Manual (Manual) 3.0.
 - b. Compliance with design guidance specified in [Section 4.3](#) and [Appendix F.9](#) of the Manual.
 - c. Calculations to demonstrate that the green roof covers at least sixty percent (60%) of the rooftop in accordance with §14-602.7 of the Philadelphia Code.
2. PWD Stormwater Plan Review [Worksheet 4](#).
3. Operation and Maintenance (O&M) Schedule for the green roof as specified in in [Table E-7](#) of the Manual.
4. A [Construction Certification Package](#) for the green roof.

This submission should be made in hard copy with accompanying data CD to:

Projects Control Unit, Philadelphia Water
1101 Market Street, 2nd Floor
Philadelphia, PA 19107

Review and Inspection Procedures

Once the ERSA application and hard copy submission is received, the review will proceed according to procedures outlined in Chapter 2 of the Manual and the project's Review Path. PWD typically reviews the technical design of stormwater management systems as part of the Post Construction Stormwater Management Plan (PCSMP) Review Phase. However, projects seeking the Green Roof Density Bonus must obtain PWD's technical review of the green roof design earlier in the process, as part of the PWD Conceptual Review Phase, in order to obtain a Zoning Permit. In addition, the green roof design must be finalized prior to applying for a Zoning Permit for incorporation into an Operations and Maintenance (O&M) Agreement. Applicants can use the PWD Conceptual Approval to obtain a Zoning Permit and to demonstrate compliance with Philadelphia Water design standards in accordance with §14-602.7.

Review and Inspection Procedures, Continued

After Conceptual Approval is obtained, projects that are applicable to the PWD Stormwater Regulations in the [Development Compliance](#) Review Path will proceed to the Post Construction Stormwater Management Plan (PCSMP) Review Phase as described in Chapter 2 of the Manual. Projects in the [Development Exemption](#) Review Path do not need to obtain an additional stormwater management review from PWD. Before proceeding to construction activity, projects in both paths must notify PWD at least seven (7) business days prior to the start of construction so that a Preconstruction meeting can be held. In addition, the applicant must submit [construction documentation](#) to PWD both before and after construction is complete.

Major Review Variations: Applying For The Green Roof Density Bonus

Development Exemption Review Path

- Technical review of the green roof components takes place during the Conceptual Review Phase.
- O&M Agreement must be executed during the Conceptual Review Phase.
- PWD must be notified by applicant before submitting for Building Permit.
- PWD will inspect the project through the duration of construction.
- [Record Drawings](#) must be submitted to PWD at the conclusion of construction.

Development Compliance Review Path

- Technical review of the green roof components takes place during the Conceptual Review Phase

Eligibility For Stormwater Grants And Credits



After construction and Record Drawing verification, eligible projects can use the installed green roof to apply for a Stormwater Credit to reduce their monthly stormwater fee. Projects in the Development Exemption Review Path may also be eligible for stormwater grant funding. For more information contact PWD Stormwater Billing & Incentives at 215-685-6070 or pwd.stormwatercredits@phila.gov and visit their website at www.phila.gov/water/wu/stormwater.

Philadelphia Water Department: More Information and Contact List

Access Philadelphia Water's **Stormwater Management Guidance Manual** online:



www.pwdplanreview.org

Contact **Stormwater Plan Review** with questions or to schedule a meeting:



PWD.PlanReview@phila.gov



(215) 685-6387

Attend Stormwater Plan Review's **Walk-In Hours:**

Held every Tuesday from
11:00 am – 1:00 pm,
1101 Market Street, 5th Floor