Green Roof Density Bonus
Review Process

Earn rebates by adding a green roof to your property.

Overview
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, CMX-2, and CMX-2.5 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
Any project that is pursuing the Green Roof Density Bonus must submit an Existing Resource and Site Analysis (ERSA) Application at www.PWDplanreview.org. When submitting the ERSA application, indicate "yes" when asked about applying for the bonus. Note that Erosion and Sediment Control plans are not required for projects proposing to disturb less than 5,000 square feet. In addition, 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:
   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.
   d. Calculations to demonstrate that the total earth disturbance is at least 5,000 square feet or,
   e. Calculations to demonstrate that the footprint of the existing building is at least 5,000 square feet.


3. Operation and Maintenance (O&M) Schedule for the green roof as specified in Table E-7 of the Manual.


This submission should be made in hard copy with accompanying data CD to:
Projects Control Unit, Philadelphia Water Department
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 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

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 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 Billing Fee Credits
After construction and Record Drawing verification, eligible projects can use the installed green roof to apply for a credit to reduce their monthly stormwater bill. 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.

Note that projects seeking the bonus are not eligible for a PWD Stormwater Grant for the green roof.

Philadelphia Water Department: More Information and Contact List

Access Philadelphia Water Department’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