

## Green Roof Performance Standards for the Downtown Density Bonus Program

Consideration	Intent	Requirements for Density Bonus Credit
<b>Planted Bed Area</b>	Ensure planted area is large enough to merit green roof classification & credit.	<ul style="list-style-type: none"> <li>• 30 - 49%: Lower Density Bonus Credit</li> <li>• 50% or more: Maximum Density Bonus Credit</li> </ul>
<b>Public Access</b>	Provide places for the public to enjoy.	<ul style="list-style-type: none"> <li>• Must be clearly understood (e.g., marked with signage) as publicly accessible.</li> </ul>
<b>Water Use</b>	Demonstrate facility wisely uses potable water.	<ul style="list-style-type: none"> <li>• Use drip irrigation when needed.</li> <li>• Direct rainfall runoff to adjacent landscape at grade and/or collect &amp; recycle back to green roof.</li> <li>• Meet at least 50% of green roof irrigation using non-potable sources such as HVAC condensate, rain-water collection, or other auxilliary water sources.</li> </ul>
<b>Soil Depth</b>	Conserve water by retaining moisture for plant health.	<ul style="list-style-type: none"> <li>• Minimum: 6 inches or demonstrate additional potable irrigation reduction.</li> <li>• Demonstrate is sustainable with structural loading capability.</li> </ul>
<b>Plant Species</b>	Provide appropriate plant species to save water, celebrate Central Texas flora & avoid invasives.	<ul style="list-style-type: none"> <li>• 90% native or adapted species (e.g., from Grow Green list).</li> <li>• No federal or state invasives.</li> <li>• Suited to soil depth.</li> </ul>
<b>Maintenance Access / Safety</b>	Ensure can be properly maintained, safely used.	<ul style="list-style-type: none"> <li>• Provide maintenance access (incl. transport of needed replacement materials in future, e.g., plants, soil, etc.) and safe conditions for users (per Building Code compliance).</li> </ul>
<b>Operations &amp; Maintenance (O&amp;M)</b>	Ensure longevity of system & benefits to community.	<ul style="list-style-type: none"> <li>• Provide permanent, ongoing maintenance of green roof elements.</li> <li>• Must maintain at least 80% plant coverage of planted beds (within 2 years of installation).</li> <li>• Document O&amp;M commitment in a Restrictive Covenant.</li> </ul>
<b>IPM Plan</b>	Reduce risk of water quality impacts.	<ul style="list-style-type: none"> <li>• Include Integrated Pest Management (IPM) Plan with submittal.</li> </ul>
<b>Fertilizer Use</b>	Reduce risk of water quality impacts.	<ul style="list-style-type: none"> <li>• Use of compost tea is acceptable for long-term maintenance.</li> <li>• May use a one-time, slow-release fertilizer application during plant establishment at conservative rate.</li> <li>• Must not use fast-release fertilizers.</li> <li>• Fertilizer use not restricted if use closed-loop rainwater harvesting system or discharge to landscaping at grade.</li> </ul>
<b>Adequate Drainage</b>	Reduce risk of structural problems.	<ul style="list-style-type: none"> <li>• Commission the roof drainage system (must sustain 100-year storm, be able to handle blocked flows).</li> </ul>
<b>Building Code Compliance</b>	Ensure health, safety & welfare of users & public.	<ul style="list-style-type: none"> <li>• Obtain Professional Engineer's approval.</li> </ul>