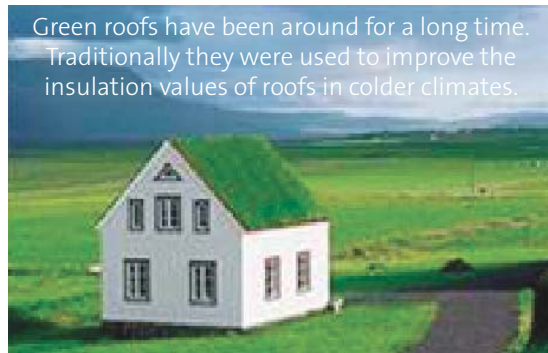


# Don't be afraid of green roofs...

The City of Port Coquitlam has recently amended its bylaws to incorporate a mandatory green roof requirement. This is the first green roof regulation in Canada.

7. Green Roof Regulation – A zoning bylaw amendment was adopted by Council on December 11, 2006, which requires green roofs for all large format buildings over 53,821 sq.ft.



Every time we develop a site with buildings, parking and other impervious elements, we limit the planet's natural ability to control environmental forces. This leads to damage from extreme weather events (stormwater run-off and urban heat island effect). Today, we use green roofs for many purposes:

- To mitigate stormwater run-off and increased temperatures in developed areas
- To create habitat for migratory birds
- To promote biodiversity
- To improve thermal performance of roofing systems
- To reduce energy consumption
- To promote roof system health and longevity
- To create a visual amenity for building occupants and/or neighbours



Lightweight green roofing systems have negligible impact on structural requirements and can even be used in retrofits. These are called "extensive" green roofing systems where a lightweight growing medium (as little as 3 inches) is installed on a conventional membrane roof. The plant species they support are typically grasses, mosses and sedums that don't require irrigation.

The estimated higher cost of green roofs can often be recovered within the first few years of building operation (depending on the occupancy type and mechanical system requirements) and the energy savings and stormwater reductions continuing for the life of the building. Green roofs can last up to twice as long as conventional roofs.

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