**Sustainable Roofing Zone & Reflectance Local Law 94/2019 Criteria & Requirements**

**Effective Date: 11/15/2019**

**CRITERIA FOR LL94/19**

Not Subject to Reflectance, LL94/19 Ineligible:
1. Terraces on setbacks comprising less than 25% of largest building floor plate area
2. Any portion of roof covered by green roof system
3. Outdoor recreation space that is landscaped or covered with surface of minimum solar reflectance = .3
4. Ballasted roof with minimum solar reflectance = .2
5. Any portion of roof located directly under mechanical equipment, decking, platform, or rooftop structure/equipment as exempted by rule by the commissioner
6. Any portion of roof composed of glass, metal, clay/concrete tile, plastic/rubber
7. Roof area, exclusive of above exceptions, that is less than 100 SF total

CRITERIA INELIGIBLE FOR LL94/19

Must comply with one of the following Sustainable Roofing Zone requirements:
1) Solar photovoltaic electricity generating system covering entire sustainable roofing zone***
2) Green roof system covering entire sustainable roofing zone
3) Combination of photovoltaic or green roof system covering entire sustainable roofing zone

**NOT SUBJECT TO REFLECTANCE, LL94/19 INELIGIBLE:**
1. Setbacks or access areas as designated by code/zoning
2. Areas occupied by rooftop structures, water towers, greenhouses, mechanical equipment, towers, antennas, parapets, guardrails, solar thermal systems, equipment access pathways and appurtenances
3. Obstruction areas related to stormwater management practices that are installed to comply with site connection or stormwater construction permits issued by DEP
4. Building setbacks including terraces comprising less than 25% of largest building floor plate area
5. Recreational spaces integral to principal building use, including playgrounds, participant sport areas, roof terraces, and passive recreation areas
6. Roof slope greater than 17% that would accommodate less than 4 kW of solar photovoltaic electricity generating capacity
7. Areas determined by department to be unfavorable for either a solar photovoltaic electricity generating system or green roof system (ex: structural limitation)

*In accordance with the rules of the NYC Department of Buildings
**Roof assembly includes the structural roof deck
***SCA is prioritizing solar photovoltaic electricity generating systems over green roof systems

**Capital Projects**

Project scope includes: New or replacement of existing roof deck and/or roof assembly** requiring DOB filing

Scope of work: Existing roof repairs not requiring DOB filing - LL94/19 ineligible

Roof coverings or setbacks slope less than or equal to 2/12 must comply with Reflectance requirements:
- Solar Reflectance = .7 minimum
- Thermal Emittance = .75 minimum
- SRI = 82 minimum

Roof coverings or setbacks slope greater than 2/12 must comply with Reflectance requirements:
- Solar Reflectance = .25 minimum
- Thermal Emittance = .75 minimum
- SRI = 39 minimum

High-slope roof (Roof Slope > 2:12)

Must comply with the following Sustainable Roofing Zone requirement:
- Provide a solar photovoltaic system that can meet or exceed 4 kW capacity
- If 4 kW capacity cannot be met, roof is exempt

NOT SUBJECT TO SUSTAINABLE ROOFING ZONE, LL94/19 INELIGIBLE:
1. Terraces on setbacks comprising less than 25% of largest building floor plate area
2. Any portion of roof covered by green roof system
3. Outdoor recreation space that is landscaped or covered with surface of minimum solar reflectance = .3
4. Ballasted roof with minimum solar reflectance = .2
5. Any portion of roof located directly under mechanical equipment, decking, platform, or rooftop structure/equipment as exempted by rule by the commissioner
6. Any portion of roof composed of glass, metal, clay/concrete tile, plastic/rubber
7. Roof area, exclusive of above exceptions, that is less than 100 SF total

**Project Scope includes:** New or replacement of existing roof deck and/or roof assembly** requiring DOB filing

**Not Subject to Reflectance, LL94/19 Ineligible:**
1. Setbacks or access areas as designated by code/zoning
2. Areas occupied by rooftop structures, water towers, greenhouses, mechanical equipment, towers, antennas, parapets, guardrails, solar thermal systems, equipment access pathways and appurtenances
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5. Recreational spaces integral to principal building use, including playgrounds, participant sport areas, roof terraces, and passive recreation areas
6. Roof slope greater than 17% that would accommodate less than 4 kW of solar photovoltaic electricity generating capacity
7. Areas determined by department to be unfavorable for either a solar photovoltaic electricity generating system or green roof system (ex: structural limitation)