

Green Roof Information

Recently, green roofs have been creating quite a stir in the media. The roofing systems, which accommodate plant & vegetation growth are grabbing the attention of many in the Lower Mainland community as a cost-effective, environmentally responsible alternative to traditional roofs.

About:

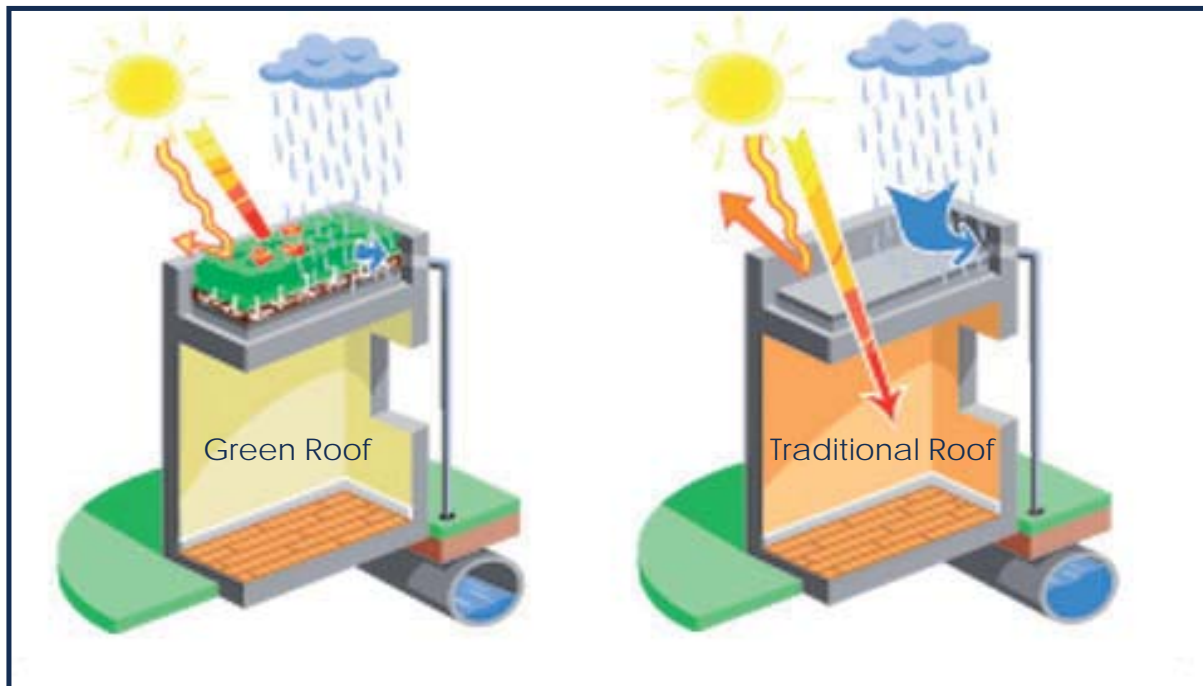
Most green roofs have the same general makeup, containing the same 5 basic elements: waterproof and root-resistant membranes, a drainage system, filter

Government Act allow vegetated roof systems for both commercial and residential uses. To date, the GVRD has identified nearly 300 roofs with some type of vegetation; some established as early as the late 1970's.

Benefits of Green Roofs:

Reduction of Water Runoff

- In wet costal regions such as Vancouver, heavy rainstorms create a massive amount of runoff which can swamp municipal sewer systems and damage fragile fish habitat. Green roofs help in retaining water.



cloth, soil, and plants. They can be created in place, or installed using tile sections. The systems have little to no impact on short-span roof construction, with the weight of a 3" green roof nearly the same as the gravel ballast utilized in traditional roofing construction. For long-span roof construction however, special considerations must be made.

Green roofs have been utilized all over the globe for centuries, with Western Europe at the forefront of the movement. In BC, the Community Charter and Local

Energy Efficiency

- Significant cost reduction in heating & cooling can be achieved. During the summer season, the roof protects the building from direct solar heat, while during the winter season the roof insulates and reduces heat loss.

Positive Environmental Impact

- Reduction of greenhouse gases through lowering of energy consumption, in addition to the oxygen producing capabilities of plants.

*Information in this article sourced from the BCIT Center for the Advancement of Green Roof Technology & Wikipedia.com

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Long Life Span

- The reduction of temperature fluctuation due to the use of green roofs lessens wear and tear on roofing membranes thus increasing longevity and typically lasting twice as long as traditional use membranes.

Addition of More Useable Space

- The ability to make use of the most under-utilized space in the city is realized, increasing density through development of rooftop recreational, social, and agricultural space.

Cons of Green Roofs:

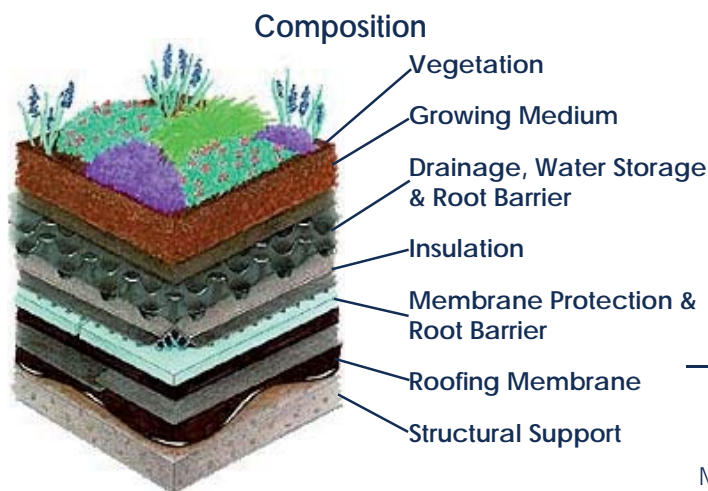
- Retrofitting of existing roofs may require extensive structural upgrades and become very costly, therefore green roofs are better suited to new developments
- In the case of building envelope problems are more difficult to locate, and more costly to repair.
- Insurance agencies currently will not insure residential green roofs based on unfounded claims that the building envelope will be compromised. This attitude is most certainly based on building envelope concerns stemming from past leaky condo problems in the lower mainland. But, as these claims are lacking in proof and demand is strong for environmentally conscious development, many developers are pressing on regardless and contractors are offering extended warranties on the roofing systems as a guarantee.



The Vancouver Public Library's Greenroof was constructed in 1995 by architect Moshe Safdie and landscape architect Cornelia Hahn Oberlander, it totals nearly 20,000 Sq.Ft.

Looking Ahead:

While developers tend to wait for consumer driven demand, government, institutional and large corporations are expected to make the initial shift towards green roofs which will undoubtedly fuel demand. With a location such as the Lower Mainland, where increasing emphasis is continually being placed on the green revolution, the market is primed and ready to embrace such a movement.



FOR MORE INFORMATION, PLEASE CONTACT:

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