
Luminato green roof specifications

David Senus <dsenus@woodardcurran.com>

Thu, Mar 17, 2016 at 5:19 PM

To: Caitlin Cameron <ccameron@portlandmaine.gov>

Cc: David Margolis-Pineo <dmp@portlandmaine.gov>, Doug Roncarati <dar@portlandmaine.gov>

Hi Caitlin:

If the applicant proposed to increase the impervious area on the site by greater than 1,000 sq ft, they would need to install a stormwater best management practice (BMP) to manage stormwater runoff. In this case they are not increasing the impervious area on the site, so they are not required to install a BMP. They are, however, installing a Green Roof system to meet zoning requirements. Planning Staff will need to make a decision on whether this is subject to Chapter 32 requirements, but I would suggest that it is, because if it fails they fall out of compliance with zoning. Chapter 32 ensures the system is inspected and maintained annually. The City typically also requires a stormwater maintenance agreement (also not sure if this would be applicable here, but I would suggest it should be).

The maintenance info contained in the submitted specification is only a 2 year maintenance service requirement for the contractor; it wouldn't meet the requirements of Chapter 32 and would offer no assurance that the green roof is being maintained after 2 years.

If the task at hand is to determine whether the green roof is "designed to meet the Maine Stormwater Best Management Practices Manual standard and Recommendations" per the green roof definition in the land use code, the applicant will need to supply design drawings and calculations. Our initial request in mid-February was as follows;

"Green Roof System – Provide plans/details for the green roof system, and a report that includes calculations and an evaluation of how the green roof will provide water quality treatment and how the system will reduce flowrate into the City's combined sewer system"

All other comments have been addressed.

Thanks

Dave

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From: Caitlin Cameron [mailto:ccameron@portlandmaine.gov]

Sent: Thursday, March 17, 2016 4:54 PM

To: David Sensus <dsensus@woodardcurran.com>

Cc: David Margolis-Pineo <dmp@portlandmaine.gov>; Doug Roncarati <dar@portlandmaine.gov>

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