

Roof Deck Policy

February 23, 2015

Goal--Provide framework for reviewing roof deck proposals. Support residents' enjoyment of roof deck open space where consistent with planning and building codes, while encouraging deck development that is respectful of neighborhood concerns over such issues as:

- preserving significant views from public streets or other public spaces
- avoiding overly massive roof additions visible from the street
- utilizing materials and a design vocabulary that respect the architectural qualities of the neighborhood
- being sensitive to historic buildings and streetscapes when applicable
- respecting quality of life issues, e.g. noise, light, privacy, views--often arising at the rear of properties

Below are key concerns, potential guidelines, and references to existing provisions in the City's Residential Design Guidelines, 12/2003 (RDG) pertinent to roof decks that can be used as negotiation or enforcement tools.

Photographs are attached as examples.

Concern	Guideline	RDG page reference
A. Blockage of public views of water, public open space or landmarks	Minimize ancillary roof deck structures such as stair penthouses. Discourage permanent kitchens, toilets, storage. Site these to preserve views: locate against walls of adjacent buildings, setback from street, and minimize dimensions; aggregate where beneficial. Consider roof hatches or exterior rear stairs to roof in lieu of stair penthouses. Incorporate storage into low parapet walls.	18, 38, 39
	Setback roof windscreens, limit height to 8 ft and encourage open or transparent railings. Glass railings, when used, should be untinted.	40, 41
B. Massiveness, scale as seen from street	All of the above.	18, 38, 39, 40, 41
	Design parapets to be compatible with overall building proportions and other building elements. Consider a fire-rated roof in lieu of parapet with roof screen setback from street.	43
C. Incompatible architectural vocabulary/detailing	Ensure design of parapets, windscreens and ancillary roof structures undergo City Planning review for conformance with Residential Design Guidelines. Ensure Planning applies Special Guidelines for Buildings of Potential Historic or Architectural Merit.	49-54

D. Quality of life issues, e.g. noise, light, privacy, views*	<p><u>Noise</u>: Incorporate sound insulation in roof deck parapets and windscreens (where solid). Include signage in multi-unit buildings asking that noise be limited at night.</p>	
	<u>Light, views</u> : See A above.	16
	<p><u>Privacy</u>: Incorporate planters and privacy screens. Use solid railings (may conflict with light and view considerations). Shift or set back deck location away from other units' windows where feasible.</p>	17

* Views from private property are not protected.

E. General process	Ensure 311 notification procedures continue to be followed providing RHN the opportunity to monitor proposals and provide input.
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