

4.2 ACCESSIBLE INTENSIVE GREEN ROOF

(Costs assume an existing building with sufficient loading capacity; roof hatch and ladder access only. The larger the green roof, the cheaper the cost on a square metre basis.)

	Component	Cost	Notes & Variables
a)	Design & Specifications	5% - 10% of total roofing project cost.	The number and type of consultants required depends on the size and complexity of the project.
b)	Project Administration & Site Review	2.5% - 5% of total roofing project cost.	The number and type of consultants required depends on the size and complexity of the project.
c)	Re-roofing with root-repelling membrane	\$100.00 - \$160.00 per sm. (\$10.00 - \$15.00 per sf.)	Cost factors include type of existing roofing to be removed, type of new roofing system to be installed, ease of roof access, and nature of flashing required.
d)	Green Roof System (curbing, drainage layer, filter cloth, growing medium, decking and walkways)	\$160.00 - \$320.00 per sm. (\$15.00 - \$30.00 per sf.)	Cost factors include type and depth of growing medium, type and height of curbing, type of decking, and size of project. (cost does not include freestanding planter boxes.)
e)	Plants	\$54.00 - \$2,150.00 per sm. (\$5.00 - \$200.00 per sf.)	Cost is completely dependent on the type and size of plant chosen, since virtually any type of plant suitable to the local climate can be accommodated (one tree may cost between \$200.00 - \$500.00.
f)	Irrigation System	\$21.00 - \$43.00 per sm. (\$2.00 - \$4.00 per sf.)	Cost factors include type of system used and size of project.
g)	Guardrail / Fencing	\$65.00 - \$130.00 per lin.m. (\$20.00 - \$40.00 per lin. ft.)	Cost factors include type of fencing, attachment to roof, and size of project / length required.
h)	Installation / Labor	\$85.00 - \$195.00 per sm. (\$8.00 - \$18.00 per sf.)	Cost factors include equipment rental to move materials to and on roof, size of project, complexity of design, and planting techniques used.
i)	Maintenance	\$13.50 - \$21.50 per sm (\$1.25 - \$2.00 per sf) annually.	Costs factors include size of project, irrigation system, and size and type of plants used.

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