

Roof covering and re-roofing requirements - effective 1/12/19

Residential roof covering installations must comply with 2018 IRC Chapter 9.

Commercial and multi-family roof covering installations must comply with 2018 IBC Chapter 15.

New construction:

1. NEW: Asphalt shingles are now required to be class 4 impact resistant that meet UL 2218 test.
2. The roof-covering classification on any new structure regulated by this code shall be Class A or noncombustible.
3. Roof coverings must be installed for a "high wind area" per manufacturer specs.
4. Any Class B or Class C roof covering may be applied on any new construction that is added to an existing single-family house/duplex/townhouse, provided the roof extremities of such existing building and new construction are located a minimum distance of 5 feet to the nearest adjacent property line and are a minimum distance of ten feet to another building.

Re-roof requirements:

1. A permit is required for roof repair or replacement exceeding one square of covering (100 sq.ft.).
2. Asphalt shingles are now required to be class 4 impact resistant that meet UL 2218 test.
3. In order to receive the letter of completion a final waste management plan must be submitted including amount of waste disposed of, location where waste was disposed, and landfill and disposal receipt.
4. No portion of an existing nonrated roof covering may be permanently replaced or covered with more than one square of nonrated roof covering.
5. Any existing roof covering system may be replaced with a roof covering of the same materials and classification in accordance with the manufacturer's installation instructions, provided the replacement roof covering has a minimum Class C rating. A change of material will require Class A roof covering be installed.
6. Existing solid sheathed deck shall be without water damage or physical damage and gaps between sheathing must be no more than 1/8".
7. Roofs with 2 or more layers of existing roof covering must have all layers removed down to deck for new roof covering. No more than two total layers of roof covering at completion.
8. Ice barrier shall be installed at all roof eaves starting at the low eave edge and extending upslope to a point at least 24 inches beyond the interior edge of the exterior wall. For roofs with slopes 8:12 or steeper the ice barrier shall also extend at least 36 inches upslope from the eave edge.
9. Final inspection required.

General requirements (apply to new construction & re-roof):

1. Asphalt shingles must meet the ASTM D 7158 test for wind resistance, and UL 2218 for impact resistance.
2. Installed per manufacturer's installation instructions.
3. Adequate roof slope per type of roof and manufacturer's installation instructions. For low slope roofs, 1/4" / ft. min. per section 1510. Existing low slope roofs can be less than 1/4" per foot provided positive drainage is achieved. Flat roofs must be designed for ponding.
4. Underlayment (building felt) and flashing installed per codes listed above.
5. Drip edge required at eaves and gables of shingled roofs.
6. Continuous or step flashing against a vertical sidewall is required.
7. Exposed roofing nails (shiners) adequately sealed.
8. New hvac roof top unit (RTU) installations require a separate permit.
9. Ventilation shall be provided per 2018 IRC section R806 or 2018 IBC section 1203.2.