



(Revised 08/03/2017)

**Roof covering and re-roofing requirements:**

Residential roof covering installations must comply with 2015 IRC Chapter 9.

Commercial and multi-family roof covering installations must comply with 2015 IBC Chapter 15.

**New construction:**

1. The roof-covering classification on any new structure regulated by this code shall be Class A or noncombustible.
2. Roof coverings must be installed for a "high wind area" per manufacturer specs.
3. 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. No portion of an existing nonrated roof covering may be permanently replaced or covered with more than one square of nonrated roof covering.
3. 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.
4. Existing solid sheathed deck shall be without water damage or physical damage.
5. Solid sheathing shall be 4'x8' sheets of decking. Tightly-fitted 1"x8" planks are not considered solid sheathing. New 1/4" plywood over existing planks is considered solid sheathing.
6. 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.
7. Final inspection required.
8. Ice barrier shall be installed at all roof eaves starting at the low eave edge and extending upslope to a point at least 12 inches beyond the interior edge of the exterior wall. For roofs with slopes equal to or greater than 8 units vertical in 12 units horizontal the ice barrier shall also extend at least 36 inches upslope from the eave edge.

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

1. Asphalt shingles must meet the ASTM D 7158 test for wind 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. Flashing against a vertical sidewall on a slope shall be stepped flashing.
7. Ridge course of roofing installed in proper direction to resist NW prevailing winds.
8. Exposed roofing nails (shiners) adequately covered with roofing tar.
9. When existing insulation is removed, new insulation must be installed (R-49 attic or R-25 rigid).
10. New hvac roof top unit (RTU) installations require a separate permit.
11. Ventilation shall be provided per 2015 IRC section R806 or 2015 IBC section 1203.2.