



Residential Roofing Fact Sheet

Based on the 2012 IRC

When is a roofing permit required?

A permit is required when decking is being replaced, different roofing materials will be installed, or both.

Information required at permit submittal for replacement of a residential roof:

1. Type of roofing material being installed
2. Type of underlayment being installed
3. How many squares is the roof? (1 square = 100 sf)
4. Is decking being replaced?

Can I have my roof inspected by the city if I didn't pull a permit for a roof/re-roof?

No, a permit is required for any city building inspectors to complete an inspection.

May I, as the homeowner, complete the re-roof myself?

Yes, if you own the home and are the primary resident.

Do I need a sheathing / mid-roof inspection?

A sheathing / mid-roof inspection is required when any decking is being replaced.

Can I re-cover my roof?

Yes, **except where** (Section 907.3):

1. the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. the existing roof has two or more applications of any type of roof covering.

What are the code requirements when I cannot recover my roof and need a full roof replacement?

Roof replacements shall include the removal of existing layers of roof coverings down to the roof deck.

Is ice barrier required?

Yes, for full replacements and re-covering of asphalt shingle roofs (Section 905.2.7.1), an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

Are flashing and drip edge required?

Yes, for full replacements and re-covering of asphalt shingle roofs (Section 905.2.8 - 905.2.8.5), base and cap flashing, valley linings, and sidewall flashing should be installed prior to the shingles and according to the manufactures specifications. Drip edge is required at eaves and gables of shingled roofs, and should be installed below the roof sheathing, extending up the roof deck a minimum of two inches.

Roof Sheathing Preparation for complete tear offs:

Roof sheathing must provide a rigid surface for the underlayment and roof covering materials. If the boards or sheathing are cracked, warped, or delaminated, they must be replaced.

Underlayment Requirements for complete tear offs (Section 905.2.7):

New, minimum 15# asphalt saturated felt underlayment must be applied over a DRY roof deck.

-One layer of underlayment is required for roof slopes of 4:12 and greater.

-If the roof slope is between 2:12 and 4:12, the underlayment must lap by 19", with the first strip being 19", then full size sheets.

-If the roof slope is less than 2:12, modified bitumen may be used.

Fastener Requirements for asphalt shingle roofs:

The length of the fastener must be long enough to penetrate through the roofing materials and into the roof sheathing a minimum of 3/4". If the roof sheathing is less than 3/4", the fasteners must penetrate through the sheathing.

-Asphalt shingles fasteners must be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12 gage shank with a minimum 3/8 inch diameter head complying with ASTM F 1667 - Section 905.2.5.

Roofing material installation checklist for 3 tab or laminate shingles:

-A starter course at the eave line is required, must have factory adhesive or a manufactured starter with a tar sealant.

-Location of fasteners is determined by the manufacturer's instructions. Fasten with either 4 nails per strip shingle or 6 nails if in a location with high winds.

-Roof jacks and vents must be installed so that the shingles are underneath the lower edge of the flange. Shingles must be placed over the top and sides past the point of roof penetration, and the lower edge must be fastened.

-Where the roof has vertical junctions, follow manufacturers installation instructions.

-Must have an edge and eave overhang of 3/8" to 1/2".

-Replace any damaged or rusted metal on the roof.

-Fasteners must be flush with the shingle surface, and cannot penetrate the shingles or be above the shingle surface.

-Proper installation of closed, woven, or open valleys is required.

For less common roofing material types, please speak to a plans examiner or inspector for specific code requirements:

- shakes or wood shingles
- modified bitumen roofing
- tile, metal, and special roofs
- rolled roofing