



RESIDENTIAL REROOF

Permit Information

Residential reroofing requires a permit from the Building Department to assure compliance with adopted City codes. In addition, a property may be subject to review and approval by a Homeowners' Association (HOA), which may be more restrictive than the City requirements.

The following installations are accepted under 2022 edition of the CBC , Section 1512:

RECOVERING VERSUS REPLACEMENT- New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:

- a. Where the existing 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.
 - b. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
 - c. Where the existing roof has two or more applications of any type of roof covering.
1. **ASPHALT SHINGLES** – Not more than one overlay of asphalt shingles may be applied over an existing asphalt or wood shingle roof. When applied over wood shingles, at least one layer of Type 30 non-perforated felt underlayment is required.
 2. **METAL ROOFING** – Metal roofing shall be installed per the manufacturer's specifications. An ICC report number equivalent for this product is required for approval.
 3. **TILE ROOFING**
 - a. Tile roofs weighting 6 psf or less may be installed after existing roof coverings are removed without need for structural calculations. An ICC report number or equivalent for this product is required for approval.
 - b. Tile roofs weighing over 6 psf require structural calculations by a licensed engineer or architect. Submit these calculations and a dimensioned framing plan for review and approval of the Building Department. An ICC report number or equivalent for this product is required for approval.
 4. **BUILT-UP ROOFING** – Roofing shall be completely removed prior to applying the new roof covering unless approved by the Building Official.
 5. **WOOD SHAKES** – Not more than one overlay of wood shakes shall be applied over an existing asphalt or wood shingle roof. One layer of 18" Type 30 non-perforated felt shall be interlaced between each layer of shakes.
 6. **WOOD SHINGLES** – Not more than one overlay of wood shingles shall be applied over existing wood shingles.

Note: A Class A is required. New roofing may not be applied over existing wood shakes or shingles unless such assembly is tested and listed to give the required rating classification.

Note: Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.



Inspection Information

ALL ROOF INSPECTIONS REQUIRE A LADDER TO BE PROVIDED

Required inspections are dependent upon the roof material and method of installation chosen. In general, call for an inspection before covering something up. Refer to these guidelines or required inspections:

1. INSTALLING NEW ROOF OVER EXISTING ROOF COVERING

- a. Prior to covering existing roof
- b. After installing batten and insulation system (if provided)
- c. After new roof covering is installed

2. INSTALLING NEW ROOF OVER NEW OR EXISTING SHEATHING

- a. After removing existing roof covering and prior to installing new sheathing (only when structural changes are made)
- b. After installing new sheathing (where provided) and prior to installing new roof covering
- c. After new roof covering is installed