



## ***Re-roof Inspection Guidelines***

When more than 25% of an existing roof is to be re-roofed in a 12-month period, a re-roof permit is required. Less than 25% is considered a repair, and is exempt from a re-roof permit. Two inspections are required, an **in-progress** and a **final**.

- **Recovering versus Replacement** - New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:
  1. Where 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. When the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
  3. Where the existing roof has **two or more** applications of any type of roof covering.
- **Roof Slope** – Composition roofs require a minimum slope of 2 in 12. Wood shake roofs require a minimum slope of 3 in 12. Interlocking concrete tile roofs require a minimum slope of 4 in 12.
- **Sheathing** – Solid sheathing is required for all roof covering materials except for wood shingle and shake. Plywood and OSB board exposed to weather (underside of eaves) must have exterior grade glue (Exposure 1). In climate zones 2 through 15: if roof sheathing over an attic space with a continuous radiant barrier is being replaced, a continuous radiant barrier must be re-installed.
- **Fire Rating** – A Class C minimum rating is required by California state law, whether new or re-roof. Wood shake and shingles must be of fire resistant type.
- **Underlayment** – Underlayment is to be installed per the manufacturer’s instructions.
- **Fasteners** – Nails or staples must extend through or  $\frac{3}{4}$ ” into sheathing, except where such penetrations would be visible at eaves or porch overhangs. Spacing and location of fasteners are to be per manufacture’s installation instructions. Nail heads must be flush with shingles; ***HEADS ARE NOT TO BE DRIVEN INTO SHINGLES.***
- **Lightweight Tile** – Most tile re-roof applications require EVERY tile to be nailed, check the Manufactures literature.
- **Vents** – Double wall B vents require 1” minimum clearance to combustibles. Vents are not to be cut or altered without a separate Mechanical Permit and Inspection.
- **Skylights** – Skylights require separate Building Permits and Inspection.

- **Flashing** – Flashings may be re-used if in good condition. Flashing installed where the roof meets a vertical surface, such as a wall or chimney requires counter-flashing. Exposed edges of wood sheathing are to be covered with type L metal or equal.
  
- **Cool roof requirements** – In climate zones 10 – 15: if 50% or more of the existing building's roof surface is being replaced, the minimum cool roof requirement for the replaced steep-sloped roofing area is aged solar reflectance = 0.75 or a minimum SRI = 16. These apply unless any of the following is present which are considered equivalent to the cool roof requirements in §150.2(b)1Hi:
  1. Air space of 1" inch between the roof deck and the bottom of the roofing product: or
  2. Roofing product profile ratio of rise to width is at least 1:5 for >50% width of roofing product: or
  3. Existing ducts in attic insulated and sealed according §150.1(c)9; or
  4. Building has at least R-38 roof/ceiling insulation; or
  5. Roof of attic spaces has a radiant barrier according to §150.1(c)2; or
  6. There are no ducts in any attic space; or
  7. In climate zone 10 through 15 only: greater than R-4.0 insulation above roof deck.

***The Permit Card must be on site at all times, and a ladder provided for access to all levels of the roof for inspection. Inspectors do not carry ladders. Two (2) inspections are required, an in-progress and a final.***