



REROOFING

WCMC 7-18.12, CBC § 1510 & CRC Chapter 9, § R907 - All reroofing requires a permit, inspections, shall be a Class **A** or Class **B** fire-rated assembly, and comply with all provisions of the code.

Built-up Roofs shall be completely removed before applying the new roof covering.

Exception: One additional built-up roof assembly may be applied, provided a State registered engineer or architect submits a report and calculations for plan check, to verify: the structure and decking is sufficient, there is not more than one existing roof covering which is securely attached, and the existing roof decking, structure and insulation is not water damaged, soaked or ponding.

Flat Roof Drainage – New approved roof drains and overflows shall be installed on flat roofs without positive drainage.

Wood Shingles and Shakes - A test agency report shall be submitted prior to permit issuance to verify a Class A or B rated assembly. Wood may only be applied over existing roofing when listed as such to provide a class A or B fire-rated assembly. A pre-inspection is required, before loading the roof, but prior to installation, to verify each bundle is clearly marked and labeled with the manufacturers name, the Class A or B rating, and a test laboratory report or listing number. Reroof over shakes not permitted.

Asphalt or Composition Shingles - Not more than two overlays of asphalt shingles may be installed over asphalt or wood shingles. When applied over wood shingles, at least one layer (2 layers if slope is between 4:12 and 2:12.) of type 30 non-perforated felt underlayment is required and the listing verifies a class A or B fire-rated assembly.

Tile Roofing or Metal Roofing shall be installed per the manufacturers listing. Submit an ICC # or a copy of another approved test agency report.

CLASS A or B FIRE-RATED ASSEMBLY REQUIRED (CBC § 1505)

A test report is required to verify each assembly. New roofing shall not be installed over any existing roofing material, unless such application is tested and listed as an approved class A or B assembly.

PLYWOOD SHEATHING: *Commencing January 1, 2010: Calif. Energy Comm. Approved **RADIANT BARRIER** shall be required on any newly installed plywood/OSB sheathing.*

7/16" min. thickness, Solid CDX plywood or Exposure I OSB, (oriented strand board) is required when:

- 1) Required by the manufacture's listing for any reason, including a Class A or B fire rating.
- 2) The weight of the new roofing assembly exceeds the weight of the removed roofing.

Over Existing Sheathing - Plywood sheathing may be installed directly over existing 1x straight/spaced sheathing. The ends of the plywood shall bear directly on the rafters and the edges shall bear on the center of existing sheathing boards or blocking or per the APA standard with appropriate nailing penetration into rafters.

Minimum Nail Spacing: 6" at boundary members and 12" at intermediate framing members

Nails: On 2x framing: 8d common nails with 1-3/8" penetration into rafters, Over existing straight/spaced sheathing: 10d common nails with 1-1/2" penetration into rafters.

STRUCTURAL CALCULATIONS - WHEN REQUIRED

Structural plans, calculations, and details, stamped and signed by a State registered architect or engineer, are required to justify the framing supporting the roof when:

- 1) The new roofing exceeds 6.0 psf and exceeds the weight of the removed, existing roofing.
- 2) The new roofing exceeds 3.0 psf and is installed, per its listing, over existing roofing.

When the roofing weight in item 1) above exceeds 10.0 psf, or in item 2) exceeds 7.0 psf, structural calculations shall also justify the existing seismic resisting system of the building.

REQUIRED INSPECTIONS (A ladder is required for all inspections)

Required inspections are dependent upon the type of roofing and method of installation. Should you have any questions, please contact the building inspector for your area (8:00-9:00am or 4:00-5:00pm).

Flat Roofs- a) Pre-inspection, b) sheathing inspection, and c) Final inspection.

Tile- a) Framing inspection, b) sheathing inspection, and c) Final inspection

Wood Roof- a) Sheathing, b) pre-inspection of labeled materials before loading roof, c) Final.

Over existing-a) Pre-inspection of existing roofing, b) fire stopping (if required), and c) Final.