



## Community Development and Sustainability Department

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# RESIDENTIAL RE-ROOF POLICY

**DECK AND NAILING INSPECTIONS:** A roof deck and nailing inspection is required after the existing roofing has been removed and prior to applying the new roofing material. A copy of the I.C.C. Evaluation Service Report (ESR) for the new roofing material is required to be on site at the time of the inspection. Roofs with spaced sheathing may be overlaid with minimum 3/8" exterior grade plywood or OSB after the existing roof covering has been removed. When overlaying spaced sheathing with plywood or OSB, all horizontal plywood edges must be backed with solid material.

**APPLIANCE VENTS:** Existing fuel burning appliance vents shall be secured with three sheet metal screws at each joint below the ceiling line and at the appliance connection (except wall heater vents). Appliance vents must terminate above the roof per Table 802.6.2 in the 2016 California Mechanical Code (minimum 12" above the roof surface).

**ATTACHED SINGLE FAMILY DWELLINGS:** Where attached single family dwellings meet at the roof line, a single 2x4 or stacked double 2x4, shall be installed and flashed properly to separate the roofs of the two dwelling units (See page 2 for typical details).

**FINAL ROOF INSPECTIONS:** At time of the final inspection, access to the interior of the home or apartment may be required to verify that all fuel burning appliance vents are properly seated and attached to the appliance and to verify working smoke and carbon monoxide alarms. Final inspections will not be made in the hot afternoons during the summer months if, in the opinion of the Chief Building Official, there is potential for damage to the new roof by the inspector walking on the hot, soft roofing material.

**RE-COVER:** A pre-inspection is required prior to re-covering new roofing materials over an existing roof.

1. Built-up Roofs. A built-up roof covering may be applied over one existing roof covering as long as the existing roof is slate, clay, cement or asbestos-cement tile.
2. Asphalt/Composition Shingle. Not more than one re-cover of asphalt/composition shingles shall be applied over an existing asphalt or wood shingle roof.
3. Wood Shake. Not more than one overlay of Class C minimum wood shakes shall be applied over an existing asphalt or wood shingle roof.
4. Wood Shingle. Not more than one overlay of wood shingles shall be applied over existing wood or asphalt shingles.

**DRIP EDGE:** A drip edge shall be provided at eaves and gables of shingle roofs and shall extend up the roof sheathing a minimum of 2 inches. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches.

Note: Access to the roof for any inspection is the responsibility of the owner or permit holder. A CAL-OSHA approved, 300 lb. rated extension ladder shall be provided for the purpose of making all inspections. The ladder must extend a minimum of 3 feet above the roof.

