INDIAN WELLS

USER GUIDE FOR THE REROOFING OF BUILDINGS

PURPOSE

This user guide describes the City requirements regarding reroofing of buildings. The guide is also designed to help you anticipate the procedures you will need to follow when you decide to reroof.

Material and methods of application used for recovering of replacing an existing roof covering shall comply with the requirements of Chapter 15 CBC for non-residential, and Chapter 9 CRC for residential application.

DEFINITIONS

BUILT-UP ROOFING is two or more layers of felt cemented together and surfaced with cap sheet, mineral aggregate, smooth coating or similar surfacing material.

INTERLAYMENT is a layer of felt or nonbituminous saturated felt not less than 18 inches (457 mm) wide, shingled between each course of roofing material.

METAL ROOF COVERING is metal shingles or sheets for application on solid roof surfaces, and corrugated or otherwise shaped metal sheets or sections for application on roof frameworks or on solid roof surfaces.

REROOFING is the process of recovering or replacing an existing roof covering.

ROOF COVERING is the covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOFING ASSEMBLY includes the roof deck, substrate or thermal barrier, insulation, vapor retarder, underlayment, interlayment, base plies, roofing plies, and roof covering that is assigned a roofing classification.

ROOFING CLASSIFICATION is the classification by Section 1505 assigned to a roof covering or roofing assembly.

ROOF REPAIR is the reconstruction or renewal of any part of an existing roof for the purpose of its maintenance.

ROOF REPLACEMENT is the process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.

UNDERLAYMENT is one or more layers of felt, sheathing paper, nonbituminous saturated felt or other approved material over which a roofing system is applied.

GENERAL REQUIREMENTS

The minimum roof covering assembly classification for any building is Class A

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

1. Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials and at intersections with parapet walls and other penetrations through the roof plane.

2. New roof coverings shall not be installed without first removing all existing layers of roof covering down to the roof deck where any of the following conditions occur:
   a. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof coverings 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.

3. When the Building Official permits reroofing without removal of existing roof coverings, the roof shall be

cleaned of all loose gravel and debris. All blisters, buckles and other irregularities shall be cut and made smooth and secure.

4. Installation of roof coverings shall comply with the applicable provisions of Section 1507.

a. Asphalt shingles: Asphalt shingles shall be fastened to solidly sheathed decks. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (17% slope) or greater. Double underlayment application is required for roof slope less than four units vertical in 12 units horizontal (33% slope).
b. Clay and concrete tile: Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards. Concrete and clay tile shall be installed on roof slope of 2 ½ units vertical in 12 units horizontal (21% slope) or greater. Double underlayment application is required for roof slope less than four units vertical in 12 units horizontal (33% slope).

5. METAL ROOFING: Metal roof panels shall be installed in compliance with Section 1507.4 and accordance with a recognized testing agency report.

6. ROOFSHEATHING: Allowable spans for roof sheathing shall be according to Table 2304.7(3) to Table 2304.7(5).

7. CALCULATIONS: Engineering calculations and roof framing plans (prepared by a California licensed architect or engineer) are required when removing existing roofing material and replacing with any new material weighing 7 pounds per square foot (PSF) or more.

8. ENERGY CONSERVATION (Title 24 requirement): For non-residential reroofing – Cool roof is required where more than 50% of the roof or more than 2,000 square feet of roof, whichever is less is being replaced, recovered or relocated.

SUBMITTAL REQUIREMENTS

Submit to the Community Development Department the following:

1. A permit application with required fees.

2. If you live in an area with a Homeowner's Association, the Association stamp and/or letter of approval is required prior to issuance of building permits.

3. If you live in the Cultural Resources Overlay District, a Certificate of Appropriateness from the Director of Community Development is required prior to issuance of building permits.

4. Provide a copy of the manufacturer's specifications for the new roofing material indicating the underlayment and nailing requirements.

5. Provide Cool roof specification (if required).

6. Provide the following information on the permit application:

a. Type of existing roof material and number of layers.
b. Indicate whether the existing materials will be removed or remain.
c. Type, color, weight, manufacturer's name, testing agency name and approval number of the new roofing material.
d. Indicate the roof area or the number of squares to be installed.
e. In residential roofing, if new roofing material is to be applied over the existing roof material, and the additional weight is more than 4 PSF, the following information is required in addition to items 1 to 4 above.

1. Drawings that show roof slope, framing of all rafters, size, span, and location of all supports used to strengthen existing roof. Include the location of bearing walls, size of openings, headers, and beams, and detail all required bracing and ties.
2. Engineering calculations justifying the structure for support of additional weight.
3. A California registered architect or civil engineer shall sign drawings and calculations.

INSPECTION REQUIREMENTS

The person doing the work shall notify the Building Division 24 hours in advance to schedule an inspection of such work that is ready for inspection. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection, post Job card, and provide a ladder or other means for access to the roof. The following inspections are required:

1. Pre-roof inspection prior to covering existing roofing.
   a In case that existing roofing materials remain as the base for new roofing, a pre-roof inspection is required to check the framing and condition of existing material, and the number of existing layers. Do not start laying any felt or other underlayment prior to pre-roof inspection.
   b In the case that existing roofing materials are removed, the pre-roof inspection is required after all existing materials are taken off the roof,

sheathing is exposed, and any required new sheathing is installed. Diaphragm nailing is inspected at this time.

c Conditions of existing or new flashing, edging, vents and mechanical equipment supports will be inspected at this time.

d All new roofing material and specifications (i.e. ICC, UL report) shall be at the job site for inspection at the time roof sheathing, existing underlayment or stripping is inspected.

e Cool Roof label.

2. Final inspection after all new materials are in place with Job card posted.

   a. No vents shall be removed or cut to existing appliances, and all heater vents shall maintain approved clearance from combustibles (tar paper, shingles, etc.).
   b. Mechanical equipment, electrical conduit, gas or condensate piping shall be replaced to code and secured for seismic purposes (PVC plastic pipe and fittings are not approved for condensate drains on roofs).
   c. Existing equipment screens removed for reroofing shall be subject to Building Inspector approval prior to reinstallation and may require separate permits for replacement. The Planning Division shall approve height, type and color of the screen prior to reinstallation.

All permits are usually issued over the counter without the need to come back to the City to pick up approved plans.