



Requirements for the Reroofing of Buildings

This hand out describes the City's requirements regarding reroofing of buildings. It is also designed to help you anticipate the procedures needed to follow when deciding to reroof.

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

GENERAL REQUIREMENTS

<input type="checkbox"/>	The minimum roof covering assembly classification for any building is Class A.
<input type="checkbox"/>	Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.
<input type="checkbox"/>	<ol style="list-style-type: none"> 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.
<input type="checkbox"/>	<ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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. • Where the existing roof covering is wood shake, slate, clay, cement, or asbestos-cement tile. • Where the existing roof has two or more applications of any type of roof covering.
<input type="checkbox"/>	<ol style="list-style-type: none"> 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.
<input type="checkbox"/>	<ol style="list-style-type: none"> 4. Installation of roof coverings shall comply with the applicable provisions of Section 1507
<input type="checkbox"/>	<ol style="list-style-type: none"> 5. METAL ROOFING: Metal roof panels shall be installed in compliance with Section 1507.4 and accordance with a recognized testing agency report.
<input type="checkbox"/>	<ol style="list-style-type: none"> 6. ROOF SHEATHING: Allowable spans for roof sheathing shall be according to Table 2304.7(3) to Table 2304.7(5)

<input type="checkbox"/>	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.
<input type="checkbox"/>	8. ENERGY CONSERVATION: (Title 24 requirement): For non-residential roofing – 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

<input type="checkbox"/>	A permit application with required fees.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Provide a copy of the manufacturer's specifications for the new roofing material indicating the underlayment and nailing requirements.
<input type="checkbox"/>	Provide Cool roof specifications (if required).
<input type="checkbox"/>	Provide the following information on the permit application <ol style="list-style-type: none"> 1. Type of existing roof material and number of layers. 2. Indicate whether the existing materials will be removed or remain. 3. Type, color, weight, manufacturer's name, testing agency name and approval number of the new roofing material. 4. Indicate the roof area or the number of squares to be installed. 5. 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. 6. Drawing 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. 7. Engineering calculations justifying the structure for support of additional weight. 8. A California registered architect or civil engineer shall sign drawings and calculations.