

Reroofing Requirements and Inspections

2016 California Building Code, Section 1511 Reroofing

Section 1511.2: Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

Section 1511.3: Recovering Versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:

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. Where 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.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof covering for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle and concrete and clay tile roof covering shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1510.4.
3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

Section 1511.4: Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

Section 1511.5: Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

Section 1511.6: Flashings. Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

Reroof Inspections

Inspections Required:

Composition Shingles - Over existing composition:

1. Final inspection

Composition Shingles - When removing existing roofing materials:

1. Plywood roof sheathing inspection (not required where existing solid sheathing)
2. Final inspection

Wood Shakes (ICC or NER Evaluation Report Required): Minimum class B fire rating required.

1. Plywood or solid sheathing inspection (if new sheathing installed)
2. Final inspection

Wood Shingles (ICC or NER Evaluation Report Required): Minimum class B fire rating required.

1. Plywood or solid sheathing inspection (if new sheathing installed)
2. Final inspection

Concrete Tile (ICC or NER Evaluation Report Required):

1. New plywood roof sheathing inspection
2. Insulation if required
3. Final inspection

Built-up or Membrane Material (UL listing or Evaluation Report Required) Minimum class B fire rating required.

1. Roof sheathing inspection
2. Final inspection

Notes:

1. Removal of a Tar and Gravel or Membrane type roofing requires a deck inspection regardless of the type of roof-covering being installed.
2. An OSHA approved ladder extending a minimum of three feet above the roof edge must be provided for all roof inspections.

Smoke and carbon monoxide detectors will be inspected on residential reroofs or owner signed Certificate of Compliance needs to be provided.