



Community Development and Sustainability Department

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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. When installing roofing materials or systems other than those listed in Chapter 15 of the California Building Code, a copy of the I.C.C. Evaluation Service Report (ESR) for the roofing being installed 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 after the existing roof covering has been removed. When spaced sheathing is overlaid 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 8-1 in the 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.

OVERLAYS: A pre-inspection is required prior to overlaying new roofing materials over an existing roof.

1. Built-up Roofs. A built-up roof covering may be applied over one existing roof covering.
2. Asphalt/Composition Shingle. Not more than two overlays 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.

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.

