



BUILDING SERVICES DIVISION

Roof Repair/Reroof Policy B1-19-001

Title: Residential Roof Repairs

Date: March 21 2019

Background:

When an existing roof requires repairs or replacement due to age, damage or unforeseen events, the 2015 International Residential Code governs requirements for those repairs.

Policy:

1. Introduction

Reroofs shall be treated separately from new roofs. New roofs shall meet the requirements of chapter 9 of the 2015 International Residential Code.

2. Application

The permit holder shall print and post the approved permit before work begins and display the permit at the approved site until final inspection has been approved.

For roof repairs under 100 square feet, this is considered a small repair and will not require a permit. If the total repair amount on any roof, or combination of slopes exceeds 100 square feet, this is a major repair and a permit is required.

Roof repairs that exceed 25% of the total roof area will require a complete tear off and reroof.

Used materials are not acceptable. Materials shall be delivered in packages bearing the manufacturer's identifying marks and approved testing agency label required. Bulk shipments of materials shall be accompanied by the same information in the form of a certificate or bill of lading from the manufacturer.

Materials removed from one roof cannot be reused on any other roof. Harvested material shall be considered used material and are not allowed in Centennial.

Roof replacement shall include the removal of all existing layers of roof coverings to the deck.

Skip decking is allowed where the gaps between boards does not exceed $\frac{1}{2}$ ".

Drip edge is required on all edges of the roof.

Mid roof inspections are required for all roofs of 4/12 pitch or less.

Mid roof inspections are not required for asphalt shingle roofs 4/12 pitch and above.

For a mid-roof inspection, complete tear off must be complete, all underlay must be complete, and new material shall be installed between 25-75% complete.

For all inspections it is the sole responsibility of the permit holder to provide and set up an OSHA compatible ladder(s), in an OSHA compliant manner.

Ladder(s) shall be set up in a manner to access all levels of the roof.

Centennial inspectors do not supply, set up, move or take down ladders.

