Residential Re-roofing

A **Project Checklist** for Homeowners & Residential Contractors

The majority of building documents are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Re-roofing Requirements

Directions:

1. Repair or replacement of less than 1 square (100 sq ft) of shingles does not require a building permit.
2. If a secondary roof on property is also being replaced, and over 120sqft. a second permit will need to be applied for. E.g., Pole Barns, Sheds or Detached Garages.
3. Check with your HOA for restrictions or requirements prior to applying for your building permit with the Town.
4. Read through Wellington's Residential Re-roof **Project Checklist.**
5. Register on our online permitting software Community Connect.
    a. *Link located on Homeowners Page on the Town of Wellington website.*
        i. *Residents register as a Community Member for free.*
        ii. *Contractors must be licensed with the Town prior to accessing Community Connect account.*
6. Complete online application in Community Connect.
    a. Permit Type ***'Residential Roof Asphalt' or 'Residential Roof –Other', Residential Roof/PV Solar Permit.*** *Category* ***'Residential One Stop'***
7. Residential roof replacements **require a Final Inspection.**
    a. Building permits shall be posted and visible from the street prior to performing work.
    b. Permit card to be available for signing at the time of inspection.
    c. **Ladders Required.** Must be set and secured for all roof inspections prior to inspection. Section R109.
    d. To schedule inspections, call SAFEbuilt at 970-674-1036 or schedule online through Community Connect.

Inspections:

Final Inspection required for residential roof permits.

- Mid-roofs inspections are not required.
- Pictures are not valid for reinspection's.
- Gutters do not need to be installed at the time of final inspection.
- Ladders must be provided for all inspections.

Permits are valid for 180 days.

Local Design Criteria:

The Town of Wellington has adopted the 2018 International Residential Code with local amendments. All items below are reflected and noted in the adoption.

Table R301.2(1) Climatic and Geographic Design Criteria											
Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects		Wintering	Frost Depth	Termite				1000	45 Degrees F
30 PSF	115	NO	B	Severe	30in	Slight to Moderate	1	Yes	*		

Ice Barrier is required per section R905.1.2 ***Drip Edge*** per section R905.2.8.5

I-CODES: 2018	NEC: 2020	IECC: 2018

Residential Code Notes

SECTION R806: ROOF VENTILATION

Ventilation Required. "Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion resistant wire mesh with 1/16" (1.6 mm) minimum to 1/4" (6 mm) maximum openings."

Minimum Area. "The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) below the ridge or highest point of the space, measured vertically; with the balance of the required ventilation provided by eave or cornice vents.

Vent and Insulation Clearance. "Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. A minimum of a 1" (25 mm) space shall be provided between the insulation and the roof sheathing and the location of the vent."

SECTION R908: RE-ROOFING

R908.3 Roof Replacement. Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.

- Exception: *Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 905*

R908.3 .1.1 Roof Recover not allowed

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.

Re-roofing Information

Roof Replacement: *Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck R908.3 Exception: Existing Ice barrier to remain in place with addition of an additional new layer.* Maximum two layers of asphalt roof covering

Roof covering: Replace damaged roof jacks, flashing and vents. Roof vents per sec. R806. Replace damaged or questionable roof sheathing or materials prior to the installation of new assembly.

Underlayment: Roofs with 4:12 and greater slopes shall be minimum 1-layer. 2:12 to 4:12 slope shall be 2-layer. Less than 2:12 slope requires modified bitumen. Low slope patio covers, and accessory buildings require modified bitumen installed per manufacture's specifications if dimensional shingles are used to match shingles on principle building.

Fasteners: Per manufacturer's installation instructions and ASTM F 1667 to meet 115 Ultimate Wind Exposure C.

Roof Sheathing Preparation
(for complete tear offs):
The roof sheathing must provide a rigid surface. Repair or replace all boards or sheathing which are warped, damaged or delaminated between supports.

Underlayment (for complete tear offs):
One or more layers of felt, sheathing paper, non-bituminous saturate felt or other approved material over which a roof covering, with a slope of 2 to 12 (17% slope) or greater, is applied.

For roofs with slopes of 4:12 or greater, one layer of underlayment is required. For roofs with slopes between 2:12 and 4:12, 19" laps of underlayment is required, starting with a 19" strip, at eaves & drip edge is required.

Fasteners (for all roofs):
Fasteners must be long enough to penetrate through the total thickness of the roofing and a minimum of 3/4" into the decking material.

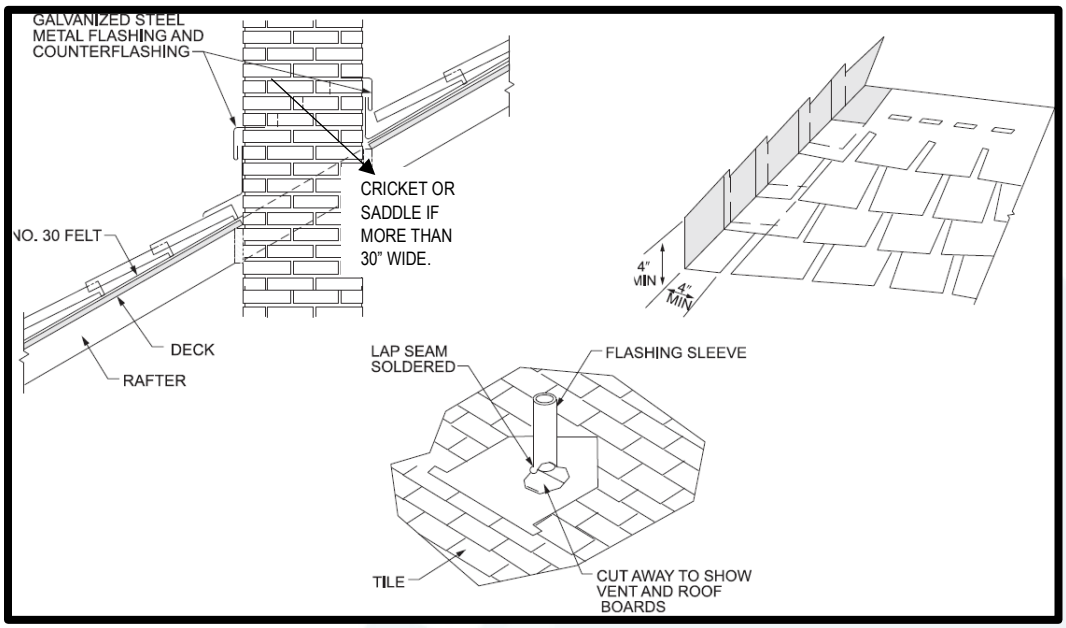
Nails must not be over or under driven, the head must be flush with the shingle surface and located per the packet instructions. Nails must be driven in perpendicular to the roof surface.

Crickets:

A cricket or saddle shall be installed on the ridge side of any chimney or vertical penetration greater than 30" wide. **See Figure 1.1**

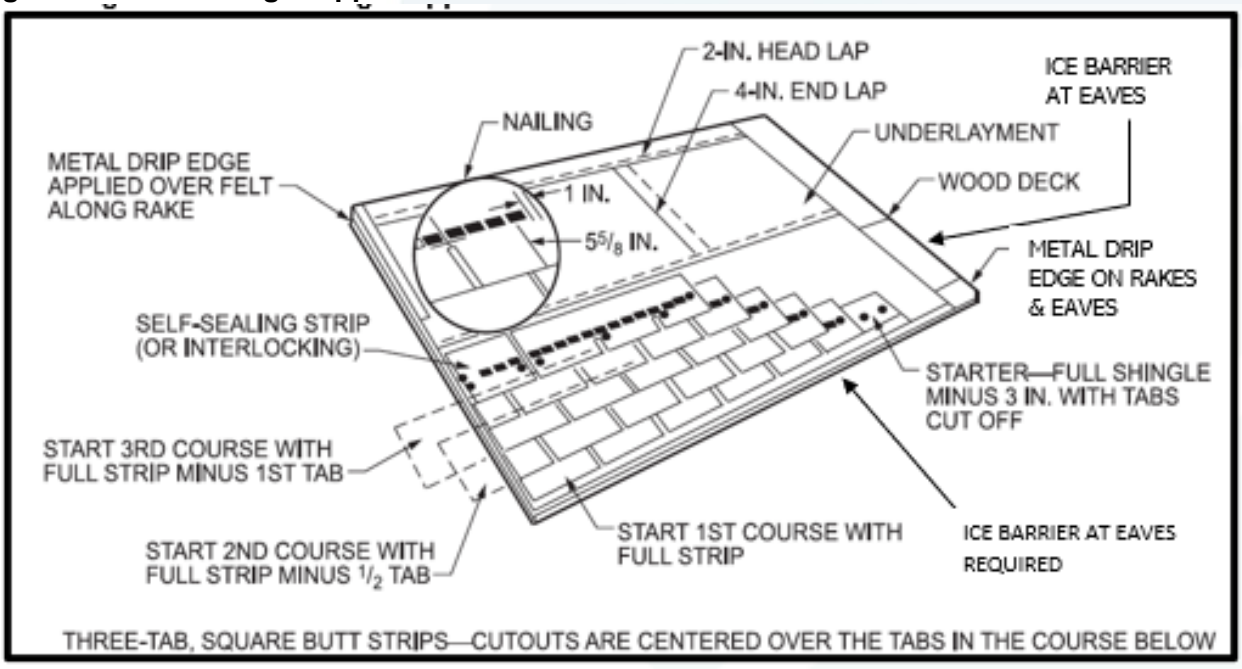
Construction Details

1.1 Image - Construction Detail of Roofing



3-tab Or Laminate Shingles - Residential Re-roofing

1.2 Image - Laminate Shingle Application



3-tab Or Laminate Shingles - Residential Re-roofing Continued

Asphalt roofing shingle application high slope (4:12 minimum)

- Requires ice barrier at the eaves.
- A starter course with factory adhesive at the eave line or a manufactured starter with a tar sealant is required.
- Fasten with four nails per strip shingle and six nails in high wind areas. Do not nail into the factory applied adhesive. Locate fasteners per manufacturer's instructions.
- There should be no tab offset joints closer than 4" between adjacent rows.
- Install all roof jacks and vents so shingles are underneath the lower edge of the flange- shingle over the top and sides at least past the point of roof penetration. Fasten down the lower edge.
- At roof to vertical junctions, shingle under the flashing.
- An edge and eave overhang of 3/8" – 1/2" is required.
- Closed, woven or open valleys must be properly installed.
- Replace any damaged or rusted metal.
- Nail heads must be flush with shingle surface, not penetrating the shingles or above shingle surfaces.

Modified Bitumen, Tile, Metal, Special Roofs & Rolled Roofing

Tile, Metal & Special Roofing

- An engineered analysis of the roof structure is required if the roofing material type exceeds 7.5 pounds per square foot.
- These roofs must be applied as per manufacture's specification.
- *A mid roof inspection is required.*

- A complete copy of the manufacturer's instructions must be on site and available for the installers and the building inspector.

Modified Bitumen Roofing

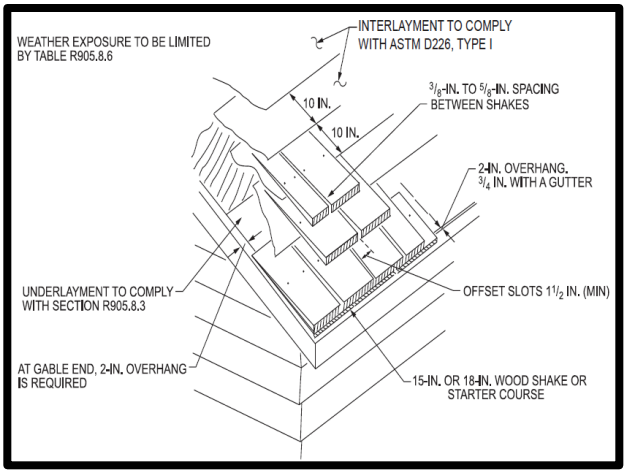
- Installation to be per manufacturer's specifications.

Rolled Roofing

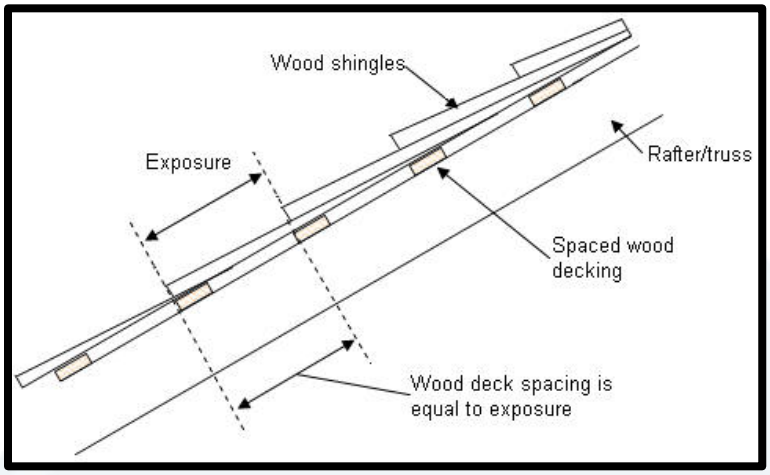
- Slope roofs with a pitch as low as 2:12 some rolled roofing may be used on a slope as low as 1"12 if it is installed using the concealed nail method or the double coverage method as per the manufacturer's instructions.
- An edge and eave overhang of 3/8" – 1/2" is required.

Shake and Wood Shingles- Residential Re-roofing

1.1 Image - Wood Shake Application Application



1.2 Image - Wood Shingle



Roofing material installation checklist for the successful installation and longevity of your new roof.

- Felt interlace on shakes shall be 18’ type 30 installed at twice the weather exposure of the material. E.g., 24” shakes with 10” exposure, felt is applied at 20” from the butt.
- Install type 30 felt under hip and ridge.
- Replace any damaged or rusted metal.
- Starter course at eaves shall be doubled.
- Minimum shake width of 4” required.
- Offset gaps from course to course with a minimum 1 1/2” side lap.
- Provided a 1/4” to 3/8” gap for shingles.
- Provide 3/8” to 5/8” gap for shakes.
- Step Flashing must be interlaced at rood to sidewall junctions.
- Raise flashing at jacks vents and sidewall junctions.
- For hip & ridge caps double the first cap and alternate the overlaps. 10” exposure is required. Two fasteners per shake/shingle 1” in from edge 2” up from exposure line.
- Shakes/shingles in valleys must be angle cut.
- Limit the number of exposed fasteners.
- Defective shakes, e.g., bark, knots, curling, and thin areas are not permitted.

Frequently Asked Questions?

Why do I need a permit to re-roof my house?
Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring that your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural collapse and other issues that might result in costly repairs, injuries and even death. Inspections complement the contractor's experience and act as a system of checks and balances that can result in a safer project.

May I, as the owner, do the re-roof myself?
Yes.

Will my roof be inspected?
Yes, the permit holder must call for a Final Roof inspection.
Mid roof inspections are not required for residential re-roofs.

How many layers of roofing are allowed?
No more than two (2) layers are allowed upon completion of installation

May nail guns be used?
If properly adjusted and used correctly, a nail gun is allowed.

What should be done with existing roof jacks and vents?
These must be replaced if they are in poor condition, badly rusted or otherwise deteriorated.

Are there other requirements?
If your neighborhood has a Homeowners Association, we advise you contact them prior to making any changes to your roof covering materials.

Tips on hiring contractors

- ✓ Get at least 3 bids.
- ✓ Get 3 references and ask to see a project.
- ✓ Get it in writing, but before you sign the contract, make sure you completely understand. Do not make final payment until you have received a Certificate of Completion (CC) or until final inspections have passed.
- ✓ Have the contractor apply for the required permits