

# REROOF & ROOF REPAIR POLICY

Department <b>Planning / Building</b>	Subject <b>Repair, Reroof, and Recover Permits</b>
Submitted by <b>Building Department</b>	Approved By <b>Eric Miller, Building Official</b>
Revised Effective Date <b>July, 1 2024</b>	Approved By <b>David Petersen, Community Development Director</b>

**Policy:**

Section 105.1 in the 2021 IBC, 2021 IEBC and 2021 IRC identifies the need for a permit. Sections in each respective Code provide the specific materials, methods and requirements (See 2021 IBC 1507, and 1511; 2021 IEBC 705, and 706; 2021 IPMC 304.1, 304.7 & 507; 2021 IRC 803 and Chapter 9 Roof Assemblies).

Any Contractor or Owner Builder who performs residential roofing, reroofing, roof recover, and roof repairs in the state of Utah is required to follow the requirements of the 2021 International Code Council, International Residential Code (IRC) as explained in the following:

Section **R806** ROOF VENTILATION.

Section **R903.1** requires that the approved manufacturer's installation instructions be followed.

Section **R905.1.2** requires the installation of Ice Barriers.

Section **R905.2.1** requires that asphalt shingles shall be fastened to solidly sheathed decks.

Section **R905.2.8.5** requires a drip edge be provided.

**Roof replacement.** Section R908.3 requires the removal of *all* existing layers of roof coverings down to the roof deck. Repair of structurally unsound roof decking is **required** to be installed and inspected before any new roofing materials are installed.

**Roof Recover.** Section R908.3.1 allows the installation of a new roof covering over an existing roof covering under specified conditions. A *Roof recover* shall not be permitted 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 recovering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering, roof recover is **NOT** permitted, only removal of the existing layers and roof replacement work may be performed.

**Existing Dimensional Lumber Sheathing.** Section **R803.1** does not allow spaced lumber sheathing roof deck construction in seismic Design Category D<sub>2</sub>. Farmington City is in Seismic Design Category D<sub>2</sub>. Existing roofs with spaced lumber (plank) decks **MUST** be covered with plywood or OSB overlay sheathing

material (7/16" thick min) properly installed with finished gaps between sheeting of less than one-quarter inch. Edges of overlay sheathing not landing on structural roof framing members must be nailed into each of the planks on the perpendicular edge.

Farmington City requires the installer to follow all the sections of the IRC relating to their scope of work.

It should be noted that commercial reroofs (depending on the extent of the work) ARE subject to seismic and parapet strengthening under the provisions of the IEBC, and applicable Utah State Building Code Amendments.

**Residential Roof Repair Procedures:**

- A. Repairs are limited to less than 20% of one roof surface or less than 10% of the total roof area of the entire building.
- B. Repairs are not allowed where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof is not adequate as a base for repair.
- C. Repairs are not allowed where the existing roof has more than three applications of any type of roof covering.
- D. The manufacturer of the roofing material used for the repair must be compatible with the existing roofing product.
- E. Roof repairs are not required to have a permit from the city.

**Residential Reroof or Roof Recover Procedures:**

- A. Requires an "over the counter" permit issued at City Hall or on the city online portal. The applicant must call 801.882.8954 to schedule an appointment to receive this permit.
- B. The cost is \$111.10 (\$110.00 permit & \$1.10 state fee)
- C. Required Inspections are: (1) Sheathing (for a recover we inspect the existing roof), to ensure the roof surface is smooth with proper fastening and spacing of the solid sheathing, and crickets installed if needed. (2) Ice Barrier, proper placement of Ice Barrier. (3) Final, confirm roof was installed properly with all required vents, flashings and drip edges.

**Commercial Re-Roof Procedures:**

- A. A Permit is required. The applicant must complete an application, then call the Building Department 801.882.8954 to schedule an appointment to submit. This will provide us an opportunity to evaluate the scope of the project and determine if additional work is required under the International Existing Building Code.
- B. The cost is valuation based per City and State standards.
- C. The inspections will be outlined on the permit.

**Definitions:**

**REROOFING.** The process of recovering or replacing an existing roof covering. See "Roof recover."

**ROOF ASSEMBLY.** A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, vapor retarder, substrate or thermal barrier, insulation, vapor retarder, and roof covering.

**ROOF COVERING.** The covering applied to the roof deck for weather resistance, fire classification or appearance.

**ROOF RECOVER.** The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.

**ROOF REPAIR.** Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.

**ROOF REPLACEMENT.** The process of removing the existing *roof covering*, repairing any damaged substrate and installing a new *roof covering*.

**CLASS A ROOF ASSEMBLIES.** Class A roof assemblies are those that are effective against severe fire test exposure, Class A roof assemblies and roof coatings shall be *listed* and identified as Class A by an *approved* testing agency. Class A roof assemblies shall be permitted for use in buildings or structures of all types of construction.

**CLASS B ROOF ASSEMBLIES.** Class B roof assemblies are those that are effective against moderate fire-test exposure. Class B roof assemblies and roof coverings shall be *listed* and identified as Class B by an *approved* testing agency.

**CLASS C ROOF ASSEMBLIES.** Class C roof assemblies are those that are effective against light fire-test exposure. Class C roof assemblies and roof coverings shall be *listed* and identified as Class C by an *approved* testing agency.

**NONCLASSIFIED ROOFING.** Nonclassified roofing is *approved* material that is not *listed* as Class A, B or C roof covering.

**FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES.** *Fire-retardant-treated wood* shakes and shingles shall be treated by impregnation with chemicals by the full-cell vacuum-pressure process, in accordance with AWPA C1. Each bundle shall be marked to identify the manufactured unit and the manufacturer, and shall be *labeled* to identify the classification of the material in accordance with the testing required in section 1501.1 (2018 IBC), the testing company and the quality control agency.