



RESIDENTIAL RE-ROOF REQUIREMENTS

These requirements apply to building permits submitted on or after January 1, 2017.

BUILDING INSPECTION REQUIREMENTS

A permit is required for all re-roof installations and repairs prior to tear off of the existing roof or any repairs.

Following is a listing of the general requirements for permit applications based on the 2016 California Building Code, 2016 California Residential Code, 2016 California Fire Code, and the 2016 California Energy Efficiency Standards). This brochure is intended to provide general information, contact the Building Inspection Division for any questions or additional information.

General Information

- Replacement, recovering, or recoating of roofs sloped steeper than 2:12 and located east of the Berkeley Hills/El Sobrante ridge are to be cool roofs and the product packaging shall be labeled as compliant with the Cool Roof Rating Council (CRRC). There are several exceptions including R38 ceiling insulation and radiant barrier roof sheathing. (CEC 10-113 and 150.2(b)1(H))
- Orinda and Lafayette have specific areas requiring Class A or Class B roofs, check with City
- The manufacturer's installation specifications shall be provided at the job site for the building inspector. (CBC 102.4 and CRC R102.4)
- For torch-applied roofing systems, a minimum of one portable fire extinguisher shall be available on the roof and within 30 feet of the where the hot work is performed. (CFC 3504.2.6)

Flashing (CBC 1507 and CRC R905)

Provide roof flashing at all wall and roof intersections, gutters, and where there is a change in the roof slope or direction around roof openings. Flashing shall be a min. 26 gauge corrosion-resistant galvanized metal.

Drip Edge (CBC 1507.2.9.3 and CRC R905.2.8.5)

Provide a drip edge at eaves and gables of asphalt shingle roofs. Adjacent pieces of the drip edge shall be overlapped a minimum of 2 inches. The drip edge shall extend ¼ inch below the roof sheathing and a minimum of 2 inches up the roof deck. The drip edge shall be mechanically fastened to the roof deck at a maximum of 12 inches with approved fasteners. The underlayment shall be installed over the drip edge along the eaves, and under the drip edge at gables (rake edges). Shingles can be flush with the drip edge if allowed by the manufacturer.

Attic Ventilation (CBC 1203.2 and CRC R806.2)

Provide cross ventilation at all attic and enclosed rafter spaces. The net free ventilation shall be a minimum ratio of 1:150 of the area or space ventilated (e.g. 1 square foot of ventilation for each 150 square feet of attic space). This can be reduced to 1:300 when 40% to 50% of the vents are located not more than 3 feet below the ridge or highest point and the remaining vents are eave or cornice vents.

Underlayment Materials for Low Sloped Roofs (CBC 1507 and CRC R905.1.1)

Proprietary materials shall be installed per manufacturer's installation instructions. For all other installations with roof slopes between 2:12 and 4:12, two layers of underlayment material shall be applied. A minimum of 19 inch wide strip of underlayment felt shall be applied parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, 36 inch wide sheets of underlayment shall be applied overlapping successive sheets 19 inches, fastened sufficiently to hold in place.

Roofs Exceeding 6.0 lbs./Square Foot

Where new roofing material exceeding a total weight of 6.0 lbs/SF is applied, additional roof framing and support may be required. Information about the existing roof framing will need to be provided to Building Division staff at the One-Stop Permit Center for specific direction on a particular project.

PERMIT PROCESS

Building Permit Review

1. Building permits for most re-roofs are available on-line at www.cccounty.us/apc or at the Application and Permit Center.

Inspections

2. All re-roofs require the following two inspections:
 - An in-progress inspection to verify the ventilation, flue clearance, and material installation. An approved ladder shall be provided for use by the inspector.
 - The following is the stage when this inspector should be scheduled:
 - Composition-Between 25% and 75% complete.
 - Tar and Gravel/Foam-All areas cleaned of debris and new materials on site for inspection.
 - Tile-Furring members in place with approved fire blocking.
 - Shake-Rating of shakes identified, courses started, and felt and flashing in place.
 - The final inspection is required after all work is complete. An extension ladder that extends a minimum of 3' beyond the roof eave shall be made available for the inspector.
 - The following items will be checked at the final inspection:
 - Overflow drains are cleaned
 - Skylights are secure
 - Flues are to be extended and secured
 - Any roof equipment and/or piping is secured
 - Exposed nails are protected and caulked with SiliconAll exposed wood is painted

Building Permit Application Requirements

- A completed Building Permit application