



City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO 63366
(636) 379-5660
www.ofallon.mo.us

The City of O'Fallon's Building and Code Enforcement Division supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



RESIDENTIAL RE-ROOFING REQUIREMENTS

CITY OF O'FALLON MISSOURI

Purpose: The purpose of this guideline is to summarize the responses to most of the common questions received from homeowners, roofing contractors, and insurance companies regarding O'Fallon's requirements for re-roofing with asphalt shingles on residential structures with sloped roofs. It is not intended to be a complete list of all code requirements.

Below are some general responses to frequently asked questions:

- 1. Applicable Code:** 2015 International Residential Code (IRC) with amendments
- 2. Application:** One- and two-family dwellings and townhouses.
- 3. Permit Requirement:** A permit for re-covering or replacing roofing is not required; however, all work must meet the requirements of the adopted code.
- 4. General Requirements:** While a permit is not required, all recovering and replacement is required to be completed per the code noted above. IRC R907 Re-roofing provides a majority of the requirements.
- 5. Manufacturer's Installation Instructions:** All products are required to meet the manufacturer's installation instructions for that product, which may include roof deck, roof slope, underlayment, roof covering materials used, flashing, application, attachment, and ventilation.
- 6. Removal of Roofing Material:** All existing layers of roof coverings must be removed down to the sheathing before reroofing (R908.3). Exception: When there is only a single layer of existing roof covering and the roof covering and sheathing below is an adequate base that is neither deteriorated nor water soaked.
- 7. Sheathing:** Asphalt shingles are required to be fastened to solidly sheathed decks (R905.2.1). Wood structural panel sheathing of the thicknesses and spans allowed under the building code in effect when the sheathing was installed is considered a proper base for re-roofing installations provided the sheathing is not deteriorated, warped, cracked, or delaminated between supports. Similarly, existing wood sheathing boards having 1/2" spacing or less between boards, or sheathing boards having greater spacing or gaps overlaid with a minimum 3/8" thick panel sheathing product, will generally be considered a suitable alternative base for asphalt shingle reroofing.
- 8. Underlayment:** Underlayment (commonly 15 lb. felt) is required (R905.2.3 and R905.1.1). Underlayment in accordance with the current code must be provided as part of the re-roofing even though underlayment may not be under the removed roof covering. Code requires two layers of underlayment for roof slopes from 2:12 up to 4:12, and one layer of underlayment for roof slopes of 4:12 and greater to be installed under the new asphalt shingles. Asphalt shingles are not permitted on roof slopes less than 2:12. When only portions of an existing roof covering needs to be repaired the repairs can match existing conditions.



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9. Ice and Water Shield: Ice and water shield (R905.2.7) is not required per Table R301.2(1) as completed and adopted by the City.

10. Open Valleys: Open valleys shall be lined with corrosion resistant metal 24" wide, two layers of mineral surface roll roofing, or self-adhering polymer modified bitumen underlayment (R905.2.8.2).

11. Closed Valleys: Closed valleys shall be lined with one layer of 36" wide smooth roll roofing complying with ASTM D 6380 or self-adhering polymer modified bitumen underlayment (R905.2.8.2).

12. Sidewall Flashing: Sidewall flashing shall be step flashing in (R905.2.8.3). Flashings, if in good condition, may remain as long as they are reconstructed in a manner consistent with the manufacturer's installation instructions (R907.6).

13. Drip Edge: (R905.2.8.5) Drip edge shall be provided at eaves and rake edges of shingle roofs. Drip edges shall extend not less than 1/4 inch below the roof sheathing. Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches o.c. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

14. Existing Roof Ventilation: Attics should have ventilation to allow heat and moisture to escape the attic space. Any existing ventilation of the attic space, such as by ridge vents, must not be restricted, reduced, or eliminated by the re-roofing installation. It is not permissible under the code to make a complying situation non-complying or to make a non-complying situation more non-complying. Some existing homes may not have adequate ventilation to meet new construction requirements (R806).

15. Addition of Ventilation: While adding ventilation is not required by code, it may be required by the manufacturer's installation instructions. Buildup of heat and moisture can affect the structure negatively. For new construction, the following options can be used to provide adequate ventilation:

- 1 square foot of ventilation opening per 150 square feet of attic
- 1 square foot of ventilation opening per 300 square feet of attic where at least 40%, and not more than 50%, of the ventilation is provided in the upper portion of the space at least 3 feet above eave or cornice vents, and the remainder of the ventilation is provided by eave or cornice vents

16. Bathroom Ventilation in attics: Some existing homes may also have bathroom exhaust ducts that discharge to the attic rather than to the outdoors. The International Property Maintenance Code, which establishes minimum standards for existing structures, requires air exhausted by a mechanical ventilation system from a bathroom to discharge to the outdoors. Discharging the exhaust directly to an attic gable vent or to a ventilated soffit vent is considered by the City as an acceptable alternative for existing homes.