



RE-ROOF INSPECTION GUIDELINES

PRE-ROOFING OF TEAR-OFF INSPECTION: To be performed after the removal of old roofing material, and before any sheathing is covered, or in the case of an overlay, before any roof covering is installed. The inspector shall check the structural integrity of the existing roof construction. If the new roofing is to be overlaid on the existing material, the inspector shall verify that the application will not exceed the limitations specified in the CBC Section 1510. And/Or.

SHEATHING INSPECTION: To be performed after new sheathing is installed but before it is covered up by roofing material.

FINAL ROOFING INSPECTION: The inspector shall verify that the material is installed in accordance with the applicable code provisions and the terms of the listing. The inspector shall verify that the roof covering is a minimum Class B material. Other items checked at this time shall include:

- - Smoke detector and carbon monoxide alarm in place on the required locations, this require for the inspector to have access to the inside of a residence, you may request the inspector to inspect during your per-roofing inspection
- - Attic ventilation min 1:150 ratio
- - Cool roofing rating verification
- - Proper installation of metal flashings
- - All exposed wood member shall be sealed (seal coat primer)

OTHER CONSIDERATIONS:

- 1.All structures must be accessible for inspection
- 2.CMC requires that all colors/textures be consistent with accessory structures (no partial work is accepted).
- 3.No partial roofing – tear off allowed
- 4.Non permitted structures are not allowed to be covered
- 5.Ladder must be secure prior to the inspector's arrival, ladder type IA is required, shall be extended min 36" above roof line, properly secured

When more than 25% of an existing roof is to be re-roofed in a 12-month period, a re-roof permit is required. Less than 25% is considered a repair, and is exempt from a re-roof permit. Three inspections are required, pre-roofing of tear off, roof sheathing, and a final.

- **Overlays-** The total weight of all roof coverings cannot exceed a maximum load of 7-lbs/sq. ft. without an engineering analysis of the roof supporting the structure. The maximum number of composition roof coverings is two (2). No overlay of wood shake roofs is permitted except for metal tile roofs that are listed to do so. A maximum of two (2) built-up roofs are possible.
- **Roof Slope-** Composition roofs require a minimum slope of 2 in 12. Wood shake roofs require a minimum slope of 3 in 12. Interlocking concrete tile roofs require a minimum slope of 4 in 12.
- **Sheathing-** Solid sheathing is required for all roof covering materials except for wood shingle and shake. Plywood and OSB board exposed to weather (underside of eaves) must have exterior grade glue (Exposure 1).
- **Fire Rating-** A Class B minimum rating is required by California state law, whether new or re-roof. Wood shake and shingles must be of fire-resistant type.
- **Underlayment-** Underlayment is to be installed per the manufacturer's instructions.
- **Fasteners-** Nails or staples must extend through or $\frac{3}{4}$ " into sheathing, except where such penetrations would be visible at eaves or porch overhangs. Spacing and location of fasteners are to be per manufacture's installation instructions. Nail heads must be flush with shingles; HEADS ARE NOT TO BE DRIVEN INTO SHINGLES.
- **Lightweight Tile-** Most tile re-roof applications require EVERY tile to be nailed, check the manufactures literature.
- **Vents-** Double wall B vents require 1" minimum clearance to combustibles. Vents are not to be cut or altered without a separate Mechanical Permit and Inspection.
- **Skylights-** Skylights require separate Building Permits and Inspection.
- **Flashing-** Flashings may be re-used if in good condition. Flashing installed where the roof meets a vertical surface, such as a wall or chimney requires counter-flashing. Exposed edges of wood sheathing are to be covered with type L metal or equal.

The Permit Card must be on site at all times, and an OSHA approved ladder provided for access to all levels of the roof for inspection. Inspectors do not carry ladders. Three (3) inspections are required: pre-roofing of tear off, roof sheathing, and final.