

2019 CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS TITLE 24

RESIDENTIAL RE-ROOF

Shall comply with CRC Section R337 / CBC chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure)

PARTIAL AND PHASED INSPECTIONS: Partial and phased inspections identified during the inspection process may require additional inspection fees.

Roofing material shall be installed as per the manufacture's specifications.

TWO (2) INSPECTIONS ARE REQUIRED FOR RE-ROOF PROJECTS BELOW 4,000 FT ELEV.

THREE (3) INSPECTIONS ARE REQUIRED RE-ROOF PROJECTS AT & ABOVE 4,000 FT ELEV.

EACH OF THE FOLLOWING REQUIRES AN ADDITIONAL INSPECTION.

1. **One additional inspection will be required for the replacement of roof framing below the sheathing.**
2. **One additional inspection fee and inspection shall be required for re-roofs, which creates an insulation build up.**

****IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ACCESS TO THE AREA NEEDING INSPECTION****

FIRST INSPECTION: PRE-DECK, ROOF-NAILING INSP. CODE (432)

[Items 1–5 must be completed prior to inspection request]

1. The existing roofing material is removed and any "rotted" or otherwise damaged existing wood substrate or framing has been replaced. Reused existing plywood decks shall be sound and nailed @ 6" edge and 12" field min. Any delaminated sheets have been replaced with new.
2. If re-sheathing is needed, OSB1 or plywood is in place and completely nailed @ 6" edge and 12" field min. Nail heads or staple crowns shall not penetrate sheathing surface "skin". OSB should be installed with the rough side up. R602.3(1) R602.3(2)(g) Nail & Staple Spacing and Lengths.
3. Gas appliance vents must be double-wall type "B", in good condition, and secured away from combustible wood with a minimum clearance of 1". Existing vents in serviceable condition will be allowed to remain.
4. "Cut-out" vents for attic ventilation (dormers, eye-brows, turbines, etc.), should have their openings made. Adequate attic ventilation shall be provided. Add high and low vents as per CRC 806.1 / CBC 1202.
5. All sheathing shall be exposed for inspection, although ridge may be capped and loaded with roofing material.

1 7/16" OSB or 1/2" Plywood can be installed directly over 1x skip sheathing of removed wood roofs. For all vertical joints a minimum of 2 fasteners are required at each skip sheathing crossing at rafter or truss. Field nailing shall be placed on 12" centers. The code required nailing schedule is the minimum distance between fasteners.

SECOND INSPECTION: ICE DAM INSP. CODE (428),

required for reroof projects at and above 4,000 feet elevation, not including metal panel roofs.

[Item 6 must be completed prior to inspection request]

6. The ice barrier shall consist of a self-adhering polymer modified bitumen sheet (Ice dam Membrane) and is required to extend from the eave's edge to a point at least 24" inside the exterior wall line of the building. Exception: Detached accessory structures that contain no conditioned floor area. CRC Chapter 9 or CBC Chapter 15

7. Provide 72# cap sheet at valleys with metal or where the roof profile allows a gap between roofing and deck as per the CRC R337/CBC Chapter 7A if required. This is not a required inspection, take pictures.

LAST INSPECTION: ROOF-FINAL INSP. CODE (433)

[Items 8-13 must be completed prior to inspection request]

8. All roofing materials shall have been properly installed per manufactures specifications, including step-flashings, counter flashings, and “crickets or splitters” at roof penetrations as required.
9. Any roof-mounted equipment (A/C units, coolers, platforms, etc.), shall be re-secured to roof and fasteners weather protected with sealant. Roof mounted equipment must be secured to stands for seismic displacement.
10. Provide leaf guards at gutters as per the CRC R337/CBC Chapter 7A if required.
11. A completed “Certificate of Compliance” for Class A roofing shall be provided to the inspector.
12. Smoke and Carbon Monoxide detectors have been installed in the existing residence and the completed alarm declaration has been provided.
13. If a “Cool Roof” is required (not required in climate zone 16) a completed CF-2R shall be provided to the inspector.

ROOF OVERLAY REQUIREMENTS AND INSPECTION (INSP. CODE 432)

1. No more than two layers are allowed by code on composition overlay
2. Adequate attic ventilation is required by code when re-roofing
3. All dry rot and water damaged wood framing or sheathing shall be replaced prior to “Pre-deck inspection”
4. Refer to items 1-5 on 1st inspection (code 432), to be completed in addition to (1-3) on the Overlay requirements

RE-ROOF IN INCLEMENT WEATHER CONDITIONS

To assist and assure that the roofing contractor is able to maintain integrity of a re-roof project performed during times of inclement weather the procedure for inspection of the pre-deck, nailing of the roof sheathing, or ice dam may be as follows. The **Roofing Contractor** shall submit, on company letterhead, a statement indicating he/ she inspected the item being covered without inspection and all code requirements for the item where met. The letter shall be signed by the roofing contractor and shall include his/her State Contractors License number:

- **Pre-deck inspection:** the roof had no dry-rot and/or water damage, or that dry-rot and/or water damage was removed and replaced as per the CRC/CBC and the existing deck was sound and nailing was adequate.
- **Roof sheathing:** the roof deck is adequately nailed @ 6” & 12” nailing with the appropriate fasteners.
- **Ice dam:** if required, the ice barrier has been installed from the eaves edge to a point at least 24” inside the exterior wall. 72# cap sheet was installed at valleys with metal as per the CRC R337/CBC Ch. 7A if required.
- **Final inspection:** is required when the job is complete and the above referenced certification letters are made available to the inspector along with the other required items listed above.

COOL ROOF REQUIREMENT INFORMATION

- Cool Roof requirements for a project are indicated on the CF-1R form for a specific type of project, i.e. additions, alterations, or new. Some of the items that effect the Cool Roof requirement are roof pitch and climate zone. Based on how the questions are answered on the CF-1R form is what determines whether or not Cool Roof requirements are exempt by exception or apply to the project. The CRRC Product ID Number can be obtained from the *Cool Roof Rating Council's* Rated Product Directory at: www.coolroofs.org/products/search.php
- If you need assistance or have questions about completing the CF-1R forms, contact the Title 24 Building & Appliance Efficiency Standards hotline. It is toll Free in California at 1-800-772-3300 or visit the California Energy Commission Contact Us website at www.energy.ca.gov/contactus.html