

Purpose

The intent of this policy is to create a Platinum Roofing Contractor Program where top rated and qualified licensed roofing and general contractors can continue working on a project while meeting the needs of their customers and can self-certify the roof deck, vent pipe clearances and required flashing installation. This will shorten the duration of the project and leave the dwelling and its occupants less exposed to possible weather damage while allowing contractor employees to stay on the project and continue working providing higher productivity for the roofing contractor while incentivizing high quality work.

Background

It has been the Division's policy to require a roof deck inspection prior to covering with the underlayment. This requires the roofing contractor to remove the existing roof covering, check the roof deck, make any repairs, and call for an inspection. The contractor can resume covering the decking after the inspection losing valuable time. The delay can be exacerbated when County holidays or weekends occur leaving roofs exposed for several days. This poses risk to the roofing contractor who is liable for the contents of the building when installing a new roof. Therefore, the roofing contractor may have to tarp the roof or take other costly and timely measures to protect the owners' contents and property when having to schedule roof sheathing inspections and waiting for the inspector to show the following working day.

Policy

The "Platinum Roofing Contractor Program" is hereby established through this policy. Contractors identified through the below qualification process may participate in the program. Building Services will maintain a list of contractors qualified to participate in the program. This policy may be amended from time to time.

Admittance to Program

Roofing/General Contractor to complete the 'Platinum Roofing Permit Program Application (Exhibit 'B')' and sign the declaration.

- Qualifications:
 - a. C-39 and/or B – General Building License Classification.
 - b. A minimum of 10 consecutive passing inspections with no failures/corrections over the past year from the time of application.
 - c. No verified complaints to the California Contractors State Licensing Board or Placer County.
 - d. Acknowledge the Smoke/Carbon Monoxide alarm affidavit is to be submitted or uploaded prior to final approval.

POLICY

PLATINUM ROOFING CONTRACTOR PROGRAM

Removal from Program

1. Two failing inspections on more than one project.
2. Two failing inspections on more than one project due to workmanship.
3. Falsified Smoke/Carbon Monoxide alarm affidavit.
4. Failure to meet "Cool Roof" or "Class A" requirements.
5. Verified complaint to CSLB or Placer County Building Department.
6. No correction notices or have code violations for during random sample.

Reinstatement after Program Removal

The contractor may reapply after 6 months if removed for any reason and upon approval, follow the requirements of this program

Program Requirements

Roof Sheathing Inspection

1. Contractor requests pre-deck inspection as typical for any inspection, however during this process the contractor schedules a 431 Platinum Reroof-Pre-Deck, which exempts the pre-deck but progresses the reroof workflow.
2. Contractors self-certify:
 - a. Existing roof structure, sheathing, flashing, plumbing and mechanical penetrations in lieu of the inspection and complete the 'Platinum Re-Roof Verification Certificate' (Exhibit 'A').
 - b. The above certificate will be collected at final inspection along with the Smoke/Carbon Monoxide alarm affidavit, the Class 'A' roof cert and the -1R-ALT-05-E (short form) energy doc.
 - c. Building Services shall randomly sample qualified projects with a 431 inspection.

Final Inspection items to be inspected

1. 72lb mineral surface cap sheet under valley metal.
2. Double underlayment for low slope roofs (2:12 up to 4:12).
3. Drip edge metal requirements.
4. Minimum 26 gauge, 24" wide valley metal
5. Gutter debris guards and downspout/roof drainage requirements.
6. Verify required alarms and/or collect Smoke/Carbon Monoxide alarm affidavit.
7. Final material installation per specifications/listing.
8. Sealed exposed fasteners
9. Painting/sealing of exposed wood materials.
10. Insulation installed in attic or no ducts in attic verification to verify meeting cool roof exemptions if applicable.
11. All other minimum code and ordinance requirements.
12. Verify 'Platinum Re-Roof Verification Certificate'.


PLATINUM ROOFING CONTRACTOR PROGRAM Policy 05.02.22 (final)

Final Audit Report

2022-05-06

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