

**CITY OF LOS ALTOS**  
**Community Development**  
**Building Division**

Telephone No. (650) 947-2752 / Inspection Line (650) 947-2754



**SUBJECT: RE-ROOFING**

Revised February 2006

TO: CONTRACTORS AND HOMEOWNERS

This handout consists of California Building Code (CBC) sections applicable to the majority of all re-roofing projects. However, not all code sections listed will apply to every project. For a complete list of sections refer to Chapter 15 of the 2001 CBC for new construction and Appendix 15 of the 2001 CBC for re-roofing. Inspections of re-roofing will be predicated on these codes. It is your responsibility to comply with all aspects of the codes that apply to your project as well as all State and local laws and ordinances.

**Permit Card and Corrections Notices must be available at all inspections.**

1. Permit for re-roofing shall be posted on the front of the building for all inspections and/or be readily available for the building inspector. CBC 108.2
2. Provide a safe, adequate extension ladder for access to roof for all inspections.
3. All roofing shall be installed per manufacturer's specifications. CBC 1507.2-15 and designated tables.
4. All termite and moisture-damaged wood shall be removed and replaced on all roofs.
5. If old roofing material from sloped roofs having a slope of 3:12 or greater is being removed and replaced with same kind and there are no structural changes or new plywood sheathing, only a final inspection is required. (flat roofs, see #18)
6. Specialized and uncommon roof coverings not covered in the Code must secure the approval of the Building Official and/or provide ICBO testing report. CBC Appendix 1519. Building inspections required to be determined at permit issuance.
7. Replacement roofing, which creates a total load greater than 7 psf, shall provide verification in writing that the original or modified roof structure is capable of sustaining the additional weight. A licensed architect or engineer shall provide said certification.
8. Old discarded roofing materials shall be contained and work site will be maintained in a safe condition. Any debris dropping through skip sheathing shall be removed from attic space.
9. All rusted or damaged flashing, caps and edging shall be removed and replaced with new materials. CBC 1520

10. Spark arresters are required on all fireplace chimneys. CBC 3102.3.8 a
11. New roof covering over an existing shake roof is not permitted per CBC Appendix 1516.3. EXCEPTION: Metal roofing is allowed when applied over an underlay framework as specified by the manufacturer and approved by the Building Official. Combustible concealed space created by said framework shall be filled with insulation. CBC Appendix 1516.3. In progress and final inspections required.
12. Composition shingles shall be fastened to a solidly sheathed roof of plywood or 1" nominal lumber, except as noted in #15 below. On slopes of 2/12 to 4/12 shingles must be sealed and installed on two lapped layers of type 15 lb. felt. On slopes 4/12 and greater, one layer of type 15 lb. felt is required. CBC Table 15-B-1/ Note: For application of new plywood over skip sheathing see #13 below.
13. All roofs covered with new plywood over spaced sheathing or infilled spaced sheathing requires a roof nail inspection and a final inspection. Minimum attachments for plywood are 6d nails or 1-3/4" staples installed at 6" o.c. on edges and 12" in the field. Plywood ends do not have to land on rafters. Plywood shall be attached at all rafters per the nail spacing listed. Spaced sheathing infills shall be secured to each rafter with 2-6d nails or 2-2" long staples. Secured roof sheathing shall remain exposed for inspection.
14. Nail heads or staple crowns shall not break through the surface of plywood sheets. Use lower air pressure when air gun nailing. Staples shall be installed perpendicular to plywood grain.
15. Not more than two overlays of asphalt shingles shall be applied over asphalt roofing or wood shingles. If over wood shingles, a type 30 lb. felt underlayment is required. CBC Appendix 1516.3. Provide verification structure will sustain added weight of 2<sup>nd</sup> overlay. See #5 above.
16. Wood shakes and wood shingles. Not more than one overlay of wood shakes or wood shingles may be applied over existing asphalt or wood shingles. CBC Appendix 1516.3-1.2.3.
17. Wood shakes are not permitted on slopes less than 4:12. Exception: 3:12 is allowed with an underlayment of Type 15 felt installed over roof deck and approved by the Building Official. CBC Table 15-B-2 footnote 1. Final inspection required
18. Flat roofs/built-up roof: Tear off and final inspections required.
  1. Inspections are required for all existing roof sheathing having a slope of less than 3 units vertical and 12 units horizontal. **Minimum slope of flat roofs is 1/4" per foot. "Ponding of water on roofs is not allowed"**.
  2. Old roof coverings shall be completely removed except as provided for in "Exceptions" as noted in UBC Appendix 1516.2
  3. Inspection will be for the following:
    - a. Possible existence of water ponding conditions. If such exists, the building inspector shall make an analysis of the roof structure for compliance, and corrective measures made.
    - b. Adequate roof drainage either over edges or to roof drains as specified in CBC 1506.1 thru 5.
    - c. Conditions of flashing and edging: Old flashing and edging shall be removed and cleaned and rusted sheet metal shall be replaced. CBC 1520.

- d. Intersecting concrete or masonry walls shall be completely cleaned, primed and prepared to receive good condition or new flashing. CBC Appendix 1516.2 #3
- e. Intersecting frame walls shall have old surface finishing material removed to a height of 6" above the roof deck surface. Rotted wood shall be removed and replaced. Wall shall be prepared and made ready to receive new roofing and new or reconditioned flashing and counter flashing. CBC Appendix 1516.2 #3
- f. Roof drains shall be equipped with strainers extending at 4" above the roof deck surface and be at least 1-1/2 times larger than the drainpipe. (CPC 1105.2)
- g. Where roof surfaces are not designed to drain over roof edges, overflow drains or scuppers three times the size of required roof drains shall be provided. Said drains to be located 2" above the low point of the roof. Overflow drains to be independent of and in addition to surface drains. CBC 1506.3
- h. Roof drainage water shall not be allowed to flow over public property CBC 1506.5
- i. Gravel stop shall be installed to retain gravel and so as to seal outside roof edge to prevent water leakage back under roof cover and into plywood sheathing and soffit structure.