B INSPECTION GUIDELINES: REROOFS

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING & LIFE SAFETY DIVISION
501 W WEBER AV BLDG 2, STOCKTON, CA 95203 • (209) 937-8561 • www.stocktonca.gov/building

INSPECTION CODE: 015, 022

SCOPE: RESIDENTIAL AND COMMERCIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- ☐ Signed permit card and inspection record to be on the job site. (CRC/CBC 105.7)
- ☐ The permit holder is responsible for providing safe and approved access to all roof levels for inspection. Refer to the Ladder Requirements for Building Inspection handout for minimum requirements.
- ☐ Proposed skylights and/or structural changes require the appropriate permits; including all building, electrical, plumbing, and mechanical as required.
- ☐ Roof overlay installations on an existing roof require a permit. A maximum of (2) layers of roofing is allowed, if the existing roof already has two layers, a complete tear off is required.
- ☐ All roof assemblies shall be installed in accordance with the CRC/CBC. Any roofing material or assembly system not specified in the CRC/CBC must receive prior approval from the Building Official prior to installation.
- ☐ All approved roofing systems shall be installed per manufacturer's instructions and ICC/ES reports. Provide inspector with manufacturer's installation instructions or provide ICC/ES report. You can find the ICC/ES reports here: https://icc-es.org/

INSPECTIONS:

- ☐ **In-progress inspection (015) is required.**
- ☐ Contractor to replace all damaged wood prior to the in-progress inspection.
- ☐ If the new roof material differs from the original (i.e. asphalt shingles to tile), the structure must be adequate for the roofing system load. If necessary, an engineer's assessment will be required when it cannot be determined if the structural roof components can support the new roof-covering system.
- ☐ If applicable, sheathing must be completed prior to inspection.
- ☐ Sheathing cut into widths less than 24" requires solid blocking at all panel edges. (CBC 2305.2.4)
- ☐ Plywood and OSB roof sheathing shall be exterior grade (Exposure 1) including the underside of eaves. (CBC 2304.8.2)
- ☐ Minimum sheathing thickness shall not be less than 7/16" for plywood and 11/32" for OSB. (CBC Table 2304.8)
- ☐ Sheathing shall be gapped 1/8" at edges.
- ☐ Fasteners: Minimum 6" on center at the edge and 6" on center at the field with minimum 8d commons nails. (CBC Table 2304.10.2)
- ☐ Prior to the in-progress inspection, complete a representative sample of roof underlayment, starter course, nailing, flashing, attachments, clearances, and drainage provisions.

SKYLIGHTS AND PENETRATIONS:

- ☐ Skylights in roofs that have a slope less than 3:12 must be installed on curbs that are 4" minimum. (CBC 2405.4)
- ☐ Penetrations in the roof (i.e. chimneys or skylights) that are 30" or more require a cricket. (CBC 1503.5)

FLASHING:

- ☐ Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CBC1503.2)
- ☐ Missing, rusted or damaged flashing and counter flashing vent caps and metal edging shall be replaced with new materials. (CBC 1512.4)
- ☐ Valley flashing shall extend a min. 8" from centerline each way, total 16", and shall have a minimum 4" end lap. (CBC 1507.5.7)
- ☐ Valley flashing for wood shakes and shingles shall extend a minimum 11" from centerline each way, total of 22", and shall have a minimum 4" end lap. (CBC 1507.8.8, CBC 1507.9.9)
- ☐ All flashing shall be sloped 1/4" per foot.
- ☐ Provide drip edge at eaves and gables of asphalt and wood shingle roofs. Drip edge shall extend a minimum 1/4" below sheathing and extend back on roof a minimum 2" and mechanically fastened a maximum of 12" on center. (CBC 1507.2.8.5)

ROOF COVERINGS:

- ☐ Roof coverings shall be installed per approved manufacturer's installation instructions and applicable provisions. (CBC 1507.1)
- ☐ Roof covering material packages shall bear manufacture's identification marks and approved testing agency labels. (CBC 1506.3)
- ☐ Roof coverings shall be compatible with each other and with the building to which the materials are applied. (CBC 1506.2)
- ☐ Fasteners shall be as required based on the roof covering type, fasteners shall have sufficient length to penetrate into the roof deck a min. of 3/4".

FIRE CLASSIFICATION:

- ☐ Roof assemblies shall be divided into classes defined below. The minimum roof coverings installed on buildings shall comply with CBC Table 1505.1 based on the type of construction of the building.

CBC TABLE 1505.1 – MINIMUM ROOF ASSEMBLY CLASSIFICATION FOR TYPES OF CONSTRUCTION

TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
CLASS	**CLASS**	**CLASS**	**CLASS**	**CLASS**	**CLASS**	**CLASS**	**CLASS**	**CLASS**
B	B	B	C	B	C	B	B	C

- ☐ Roofing covering shall be minimum Class C. (CBC 1505.1.2)

VENTILATION:

- ☐ The minimum net free ventilation shall be 1/150 square feet of area, with 50% at the upper portion, a minimum of 3' above the eave or cornices vents and the balance ventilation provided by eave or cornice vents. (CBC 1202.2, CBC 1202.2.1)
  - Openings to attics shall be covered with corrosion-resistant wire mesh (min. of 1/8"-1/4")

ROOF DRAINS:

- ☐ Existing flat roof decks shall have positive slope to move surface water to roof drains (preventing water ponding). (CBC 1512.1)
- ☐ Minimum 1/4” per foot slope to drain. (CBC 1512.1)
- ☐ Roof drains that run through the interior of the building shall be in approved plumbing pipe.
- ☐ Primary drain(s) shall be properly sized. (CPC Table 11-1)
- ☐ Secondary drain(s) shall be the same size as the primary drain with the inlet flow line 2” above the low point of the roof and shall be an independent system or overflow scupper(s) shall be installed with the inlet flow line located 2” above the low point of the roof and the scupper opening a minimum of 4” high and have a width equal to the circumference of the primary drain. Overflow drains shall not be connected to the primary drain. (CPC 1101.11.2.1, CPC 1101.11.2.2)
- ☐ Strainer(s) for flat deck primary drain(s) shall be level with the deck with the inlet area not less than 2 times the area of the drain pipe. (CPC 1105.3)
- ☐ Strainer(s) for all flat roof secondary drain(s) shall be a minimum of 4” above with the inlet area not less than 1-1/2 times the size of the inlet pipe. (CPC 1105.3)

MISCELLANEOUS:

- ☐ Remove abandoned equipment and materials above rooftops. No loose debris shall be left on the roof.
- ☐ Existing mechanical equipment that was removed for the reroof must be properly reinstalled, including seismic anchorage. (CMC)
- ☐ Electrical wiring systems under roofing materials shall have physical protection from nails, such as angle iron or rigid metal conduit. Inspect the attic for any electrical that may be subject to damage prior to roof/sheathing nailing. (CEC)
- ☐ All existing piping systems disturbed by reroofing shall be reinstalled to comply with applicable codes. (CPC)
- ☐ Provide a gas test as applicable when the gas pipe is altered/changed. (CPC 1211.3)

ENERGY CODE COMPLIANCE:

- ☐ Roof coverings shall be labeled appropriately by the roofing manufacturer for solar reflectance and thermal emittance as required by the California Energy Code for the specific application type. Material packages shall be onsite for inspector verification.
- ☐ Residential reroofs: If utilizing one of the exceptions to providing a Cool Roof rated product, ensure the additional insulation or radiant barrier is installed and accessible for inspection.
- ☐ Nonresidential reroofs: Ensure the *mandatory* roof deck insulation, as required by the California Energy Code, is installed and accessible for inspection.

FINAL INSPECTION (022):

- ☐ All work must be complete; the roof and jobsite must be clean of debris. If gutters and rain leaders existed prior to the installation of the roofing, they must be installed at the time of the inspection with splash blocks in place.