

B

NONRESIDENTIAL RE-ROOF REQUIREMENTS



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561
www.stocktonca.gov/buildinginspection

PERMIT REQUIREMENTS:

- A permit is required for all re-roof projects including adding an additional layer of roof covering to an existing roof.
- Permits are issued to a California licensed **C-39** contractor with a current City of Stockton Business License. **“B” licensed contractors cannot pull re-roof permits unless it is part of a larger project.**
- **Nonresidential re-roof permits are now available to apply, pay, and receive online via our online permit portal at: <https://aca-prod.accela.com/STOCKTON>. A free user account must be created to use this service.**
- Permits can also be obtained at the Community Development Department Permit Center.
 - Located at 345 N. El Dorado St, Stockton, CA 95202
 - Office hours are from 8:00 a.m. to 4:30 p.m. Monday through Friday, closed alternate Fridays.

SUBMITTAL CHECKLIST:

- A. [Building Permit Application](#)
- B. Energy Code Compliance (Cool Roof) – See below for more information
- C. [Air Pollution Control District \(APCD\) Compliance Form](#)
- D. Authorization Letter from the licensed contractor for the individual picking up the permit (if applicable)

ENERGY CODE REQUIREMENTS:

- Existing roofs being replaced, recovered, or recoated for nonresidential, high-rise residential and hotels/motels buildings shall meet the requirements of CEC §110.8(i) for the roofing product **and** roof insulation. When the alteration is being made to 50 percent or more of the existing roof area or when more than 2,000 sq. ft. of the roof is being altered, (whichever is less) the requirements apply. When a small repair is made, these requirements do not apply. For example, the requirements for roof insulation would not be triggered if the existing roof surface were overlaid instead of replaced.
- These requirements only apply to conditioned spaces and do not apply to unconditioned spaces. However, these requirements do apply to roof areas over office spaces in buildings that also have unconditioned spaces.

Roof Products:

- The following table identifies the requirements for new roof products:

Climate Zone 12 (City of Stockton)			
		Nonresidential	Hotel/Motel
Steep Sloped Roofs ≥ 2:12	Aged Solar Reflectance	≥ 0.25	≥ 0.20
	Thermal Emittance	≥ 0.80	≥ 0.75
Low Sloped Roofs < 2:12	Aged Solar Reflectance	≥ 0.63	≥ 0.55
	Thermal Emittance	≥ 0.75	≥ 0.75

ENERGY CODE REQUIREMENTS (cont.):**Roof Insulation:**

- When a roof is exposed to the roof deck or recover boards, the exposed roof area shall be insulated to achieve a continuous insulation value of R-23.
- The following are exceptions to the insulation requirements:
 - Roof recovers with new R-10 insulation added above deck do not need to be insulated to the level specified in CEC Table 141.0C.
 - If mechanical equipment is located on the roof will not be disconnected and lifted as part of the roof replacement, insulation added is the greater of R-10 or the maximum insulation thickness that will allow the distance between the height of the roof membrane surface and the top of the base flashing to remain in accordance with the manufacturer's instructions.
 - At the drains and other low points, tapered insulation with a thermal resistance less than that prescribed in CEC Table 141.0C may be used, provided that insulation thickness is increased at the high points of the roof so that the average thermal resistance equals or exceeds the value specified in CEC Table 141.0-C.
 - The areas of the roof recoat is not required to be insulated.
- Whenever possible, the required additional roof insulation should be installed on the underside of the roof membrane to avoid any conflicts with existing roof drainage, existing flashing/waterproofing, and existing mechanical units.