



City of Santa Monica Building and Safety Division

Re-Roofing Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

Per California Building Code (CBC) Chapters 1 and 15

California Codes Available at www.bsc.ca.gov

INSPECTION REQUIREMENTS:

Two inspections are the minimum. Either tear off and final inspection, or pre-roof and final are the minimum required inspections.

The **first inspection** is required to verify the existing solid sheathing and any needed repairs are present, or the nailing of the new solid sheathing, prior to the placement of any roofing material or underlayment. [CBC 1511.3]

The **second inspection** is required when the re-roof installation is complete.

A safe ladder secured to the building is required to be in place for both inspections.

- Verify each package of roofing material bears the label of an approved agency for the inspection of material and finished products during manufacture. [CBC 1506.3]
- Verify material is installed per the manufacturer's instructions to achieve a fire retardant rating of Class A, or B, per Uniform Building Code [CBC 1505.1]
- If the original roof deck consists of spaced sheathing, verify the existing roof covering was removed and ½" minimum CDX or OSB sheathing is installed using 8d common nails at 6"-6"-12 o.c. or equivalent if 'soft' roofing is proposed (comp shingles & rolled roofing)
- All previous layers of roofing shall be removed where any of the following conditions occur: [CBC1511.3.1.1]
 - o The existing roof structure or roofing is water soaked or deteriorated so as not to be a sufficient base for additional roofing.
 - o Where the existing roof covering is wood shake, slate, clay cement or asbestos-cement tile.
 - o Where existing roof has two or more applications of any type of roofing.
- Verify flashing and counter flashing, vent caps and metal edging are installed or replaced with new materials. [CBC 1511.5]

ASPHALT/FIBERGLASS COMPOSITION SHINGLES (CBC 1507.2)

- Verify Composition shingles are installed and fastened according to the manufacturer's instructions.
- Composition shingles shall be installed over solid sheathing and slope shall be minimum 2/12, special underlayment required for less than 4/12. CBC 1507.2.8
- Composition shingles may be installed over other types of existing roofing materials as permitted by CBC1511 **PREINSPECTION REQUIRED**

TILE ROOFING (CBC 1507.3)

- Roofing tiles to be installed per Table 1507.3.7 and manufactures installation instructions. One fastener per tile. All rake tiles to have two fasteners per tile.
- Deck slope must be 2.5/12 or greater for tile applications CBC 1507.3.2
- Extra underlayment requirements for 2.5/12 to 4/12 slopes (low slope roofs).



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BUILT-UP ROOFING (CBC 1507.10)

- Verify built-up roofing materials shall comply with CBC table 1507.10.2
- Verify built-up roofing is installed over solid sheathing or over a maximum of 1 existing layer of built-up roofing that was installed over a solid sheathing. Built-up roofing may be installed over other types of existing roofing materials as permitted by Table 1507.10.2 **Pre-inspection of existing roofing required prior to covering**

GENERAL REQUIREMENTS (ALL ROOFS)

- Roof tiles require corrosion resistant fasteners are to fully penetrate sheathing or be long enough to penetrate $\frac{3}{4}$ " of an inch into sheathing whichever is less. CBC 1507.3.6
- Plywood or OSB grade stamp visible (structural 1-exterior glue).
- Roofing supplies to be on job site with manufactures specifications. [CBC 1506]
- Zero lot line parapets require non-combustible faces for at least 18" measured from the top down. [CBC 705.11.1]
- Plywood panels with any dimension less than 24" or eight square feet require blocking and boundary nailing at all edges of the undersize sheet. [CBC 2306.2 & ASD/LFRD 4.2.7.1]
- Verify all metal allowed to remain is primed prior to re-roofing installation. [CBC 1511.5]
- Roofs that are equipped with roof drains that are not of sufficient size or do not have overflow drains shall be upgraded to current standards with addition of roof drains or addition of overflow scuppers. [CBC 1503.4]
- Head of nail to be flush with face of sheathing. Shiners are to be pushed back and re-nailed. [CBC 2304.9.2]
- Attic ventilation in place with 1/8" mesh over opening, not less than 1 Sq. foot of vent for every 150 square foot of attic. [CBC 1505.3] See CBC 1203.2 for additional information.
- Crickets or saddles at all roof penetrations greater than 30" (CBC1503.6)
- Crickets after roof sheath approval (may leave(cricket)un-nailed, similar for Dutch gables)
- Access to mechanical equipment located on the roof shall be maintained or installed as required by the Mechanical code.
- All penetrations including vents, flues, solar and exhaust to be installed through sheathing before inspection. CBC 110.3.4
- Residential reroofs require access to sleeping unit(s) to verify smoke alarms per CBC 907 and Carbon Monoxide detectors per CBC 420
- Reroofs with valuations over \$10,000 require Seismic Gas Shutoff Valve(s) installed for final approval (separate single trade permit required)