

(Jurisdiction)

Commercial Reroofing Permit Expedited Checklist

Building Permit Office Contact: _____

Project Information

Applicant: _____ Date: _____

Address/Contact Info: _____

Property Owner: _____

Address: _____

Occupancy Type _____ Construction Type _____

Project Details

Repair Recover Replacement Comments _____

Existing Roof Covering Assembly _____

Proposed Roof Covering Assembly _____

Roof Slope _____ Existing Insulation Entirely Above Deck _____

Proposed Demolition _____

Energy Efficiency Requirements

Insulation Entirely Above Deck (IEAD) Metal Building Attic or Other

Additional Insulation Required (IEAD) _____ Comments _____

Approvals:

Underlayment (if applicable) _____ Structural _____

Fire Rating _____ Energy Efficiency _____

Inspection:

Date: _____

Definitions and Requirements Excerpted from the 2015 International Codes

ROOF REPAIR. Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.

REROOFING. The process of recovering or replacing an existing *roof covering*. See “Roof recover” and “Roof replacement.”

ROOF RECOVER. The process of installing an additional *roof covering* over a prepared existing *roof covering* without removing the existing *roof covering*.

ROOF REPLACEMENT. The process of removing the existing *roof covering*, repairing any damaged substrate and installing a new *roof covering*.

2015 IBC Excerpts:

1511.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

1511.3 Roof Replacement. *Roof replacement* shall include the removal of all existing layers of roof coverings down to the roof deck.

1511.3.1 Roof Recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer’s approved instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building’s structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1511.4.
4. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear off of existing roof coverings.

1511.3.1.1 Exceptions. A *roof recover* shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

2015 IECC Excerpts:

C503.3.1 Roof replacement. *Roof replacements* shall comply with Table C402.1.3 or C402.1.4 where the existing roof assembly is part of the *building thermal envelope* and contains insulation entirely above the roof deck.

Note: The following are exempt from the requirements of the IECC (See C503 and C504).

Roof Repair and Roof Recover.

Air barriers shall not be required for *roof recover, roof repair and roof replacement* where the *alterations* or renovations to the building do not include *alterations, renovations or repairs* to the remainder of the building envelope.

Roof Covering Types (From IBC Section 1507)

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|----------------------------------|--------------------------------------|---|
| 1. Asphalt shingles | 8. Wood shakes | 13. Sprayed polyurethane foam roofing |
| 2. Clay & concrete tile | 9. Built-up roofs | 14. Liquid applied roofing |
| 3. Metal roof panels | 10. Modified bitumen roofing | 15. Vegetative roofing, roof gardens and landscaped roofs |
| 4. Metal roof shingles | 11. Thermoset single-ply roofing | 16. Photovoltaic shingles |
| 5. Mineral-surfaced roll roofing | 12. Thermoplastic single-ply roofing | 17. Other |
| 6. Slate shingles | | |
| 7. Wood shingles | | |