



CITY OF PASADENA

BUILDING AND SAFETY DIVISION

175 North Garfield Avenue, Pasadena, CA 91101-1704
(626) 744-4200 Fax: (626) 744-3979
www.cityofpasadena.net

REROOFING – RECOVERING & REPLACEMENT

INTRODUCTION

All roof recovering or replacement requires a permit from the Permit Center to ensure compliance with Chapter 15 of the current edition of California Building Code (CBC), Chapter 9 of the current edition of the California Residential Code (CRC), City of Pasadena amendments, and the manufacturer's installation instructions.

Permits may be obtained by one of the following methods:

- A licensed and insured C-39 contractor.
- A property owner (Owner/Builder) with the proper verification.
- A licensed and insured "B" contractor (only when the roof is in conjunction with the required multiple trade requirements of the California State License Board OR agree to hire a C-39 sub-contractor).

GENERAL REQUIREMENTS

Building Permits: No roof recovering or replacement work shall start without first obtaining a re-roof building permit.

- Roof repairs of 100 square feet or less may be done without a permit provided the damaged portion is replaced to its previous undamaged condition.

Fire-Protection: New roof coverings shall comply with the following: (CBC 1505 & CRC R902)

- All roof coverings shall have a minimum Class 'B' rating.

If property is located in a designated Fire Zone (contact Fire Department or Building & Safety), then comply with the following:

- All roof coverings shall have a minimum Class 'A'. (CBC 1505 & CRC R902)
- Wood shakes and wood shingles (fire treated or untreated) are not allowed.
- If spaces are created between the roof covering (mainly tiles) and the combustible roof decking (sheathing), then the spaces shall be either constructed to prevent the intrusion of flames & embers, firestopped with approved materials, OR provide one layer of No. 72 mineral-surfaced nonperforated cap sheet meeting ASTM D3909.
- Valley flashings shall be not be less than 0.019" (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a 36" wide underlayment consisting of one layer of No. 72 cap sheet running the full length of the valley.

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

- 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 covering for support, shall not require the removal of existing roof coverings.
- Metal panel, metal shingle, and concrete & clay tile roof covering shall be permitted to be installed over existing wood shake roofs when the entire existing surface shall be covered with gypsum board, mineral fiber, glass fire or other approved materials securely fastened in place.
- 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.

A roof recover shall not be permitted where any of the following conditions occur:

- 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.
- Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
- Where the existing roof has two or more applications of any type of roof covering.



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Replacement: Where recovering is not allowed, then the new roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck.

Reinstallation of Materials: Existing slate, clay, or cement tile will be permitted for reinstallation, except that damaged, cracked, or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars, and metal counter-flashings shall not be reinstalled where rusted, damaged, or deteriorated. Aggregate surfacing materials shall not be reinstalled.

Existing “Solar” Photovoltaic (PV) Panel System: If the structure has an existing PV system that needs to be removed, then a separate permit is required for the reinstallation of such system. In order to obtain a permit, we need a site plan showing the layout and location of the existing PV panels. Three (3) sets of the plans is required for approval. A contractor with C-10 or C-46 may only obtain such permit.

Structural Issues: A licensed architect or registered engineer may be required to prepare structural calculations and/or plans, when the following condition occurs:

- When the weight of the new roof covering and the existing roof covering (when not removed) or the new roof covering itself (when the existing roof is removed), exceeds 5.5 pounds per square foot.
- When the weight of the new roof replacement exceeds the weight of the removed existing roof.

NOTE: The weight of new wood structural panel sheathing over existing board decking must be included in the 6 pounds per square foot maximum. 15/32” structural panel is about 1.5 pounds per square foot.

Flashings: Flashings shall be reconstructed in accordance with approved manufacturer’s installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

Energy Efficiency “Cool Roof”: “Cool Roof” roof covering is not required for low-rise (3-stories or less) residential structures. For nonresidential, high-rise residential, and hotels/motels, roofs with more than 50% of the roof area or more than 2,000 square feet of roof, whichever is less, is being altered, then the new roof covering must be a certified “Cool Roof” product and meets the criteria per the Energy Code based on the type of structure and slope of the roof.

EXISTING BOARD DECKING AND PANEL SHEATHING INSTALLATION

Where solid, diagonal, or spaced board decking is encountered, new wood structural panel sheathing shall be installed over the existing board decking or the existing board decking shall be removed without causing structural damage. If the existing board decking is removed, new wood structural panel sheathing shall be installed directly onto the existing rafters. When new panel sheathing is added over the existing board decking, it shall be included in the total weight of the roof.

- Panel sheathing shall be minimum 1/2” thickness structural panel.
- For panel sheathing over existing 1x board decking, use 10d at 6”/6”/12” on center. For panel sheathing over existing 2x board decking, use 16d at 6”/6”/12” on center. See Detail on the following page.
- Lay panel sheathing perpendicular to rafter supports. For edges parallel to the board decking, a 1½” minimum lap onto the board decking shall be maintained. Minimum panel sheathing shall not be less than 2 feet in width and must span over a minimum of three joist spaces.

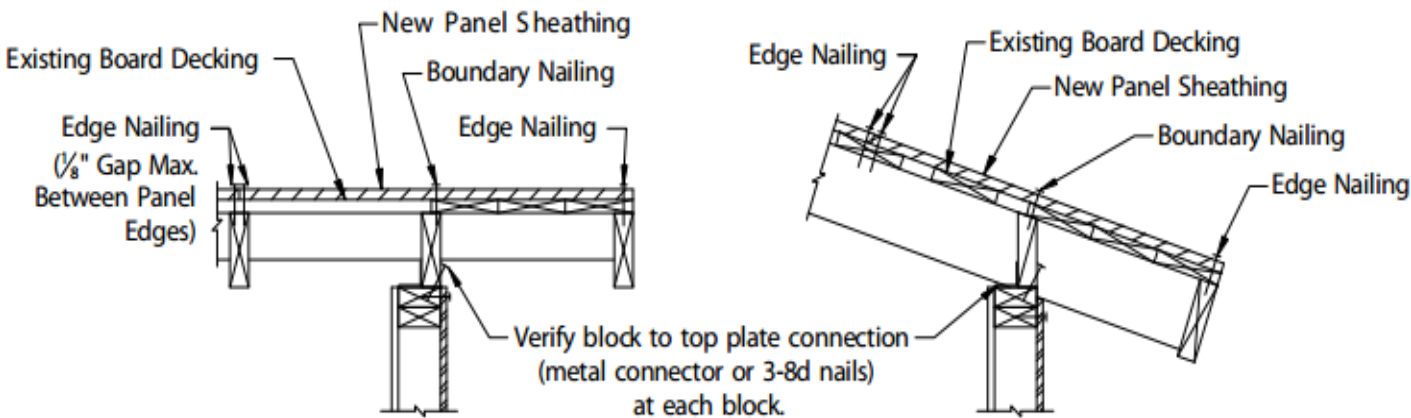


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INSPECTIONS

Roof Sheathing Inspection: A roof sheathing inspection is required for all roof recovering and replacement upon removal of all existing layers of roof coverings or, where the existing roof covering is to be recovered, prior to the installation of the new felt, paper, or roofing material, to verify the number of layers and that the roof structure is not damaged or dry rotted. Prior to such inspection, any damaged areas of the roof deck or structural framing members (may requires plans) shall be repaired and/or replaced with new material.

PV Inspection: If an existing PV system was removed and re-installed, a PV inspection is required to verify the system was installed in accordance with the manufacturer's instructions and applicable code provisions.

Final Inspection: Approval shall be obtained when roof recovering or replacement work is complete. At this time the inspector will verify the flashing and proper lap.

- A ladder shall be onsite at the time of inspection. The ladder shall have a minimum 300 lb. Duty Rating (Type IA) and be long enough to extend two feet above the roofline.
- The contractor/homeowner is responsible for providing positive roof drainage.
- The contractor/homeowner is responsible for extending all plumbing vents, chimney, and mechanical vents if needed.
- The contractor/homeowner is responsible for ensuring the proper amount of attic ventilation is installed per code.