



REROOF & ROOF REPAIR POLICY

Department Engineering / Building	Subject Repair, Reroof, and Recover Permits
Submitted by Building Department	Approved By Don Simons, Building Official
Revised Effective Date May 18, 2023	Approved By Lloyd Cheney, City Engineer
<p>Policy:</p> <p>Section 105.1 in the 2021 IBC, 2021 IEBC and 2021 IRC identifies the need for a permit. Sections in each respective Code provide the specific materials, methods and requirements (See 2021 IBC 1507, and 1511; 2021 IEBC 705, and 706; 2021 IPMC 304.1, 304.7 & 507; 2021 IRC 803 and Chapter 9 Roof Assemblies).</p> <p>Any Contractor or Owner Builder who performs residential roofing, reroofing, roof recover, and roof repairs in the state of Utah is required to follow the requirements of the 2015 International Code Council, International Residential Code (IRC) as explained in the following:</p> <p>Section R806 ROOF VENTILATION.</p> <p>Section R903.1 requires that the approved manufacturer's installation instructions be followed.</p> <p>Section R905.1.2 requires the installation of Ice Barriers.</p> <p>Section R905.2.1 requires that asphalt shingles shall be fastened to solidly sheathed decks.</p> <p>Section R905.2.8.5 requires a drip edge be provided.</p> <p>Roof replacement. Section R908.3 requires the removal of all existing layers of roof coverings down to the roof deck. Repair of structurally unsound roof decking is required to be installed and inspected before any new roofing materials are installed.</p> <p>Roof Recover. Section R908.3.1 allows the installation of a new roof covering over an existing roof covering under specified conditions. A <i>Roof recover</i> shall not be permitted where any of the following conditions occur:</p> <ol style="list-style-type: none"> 1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof recovering 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, roof recover is NOT permitted, only removal of the existing layers and roof replacement work may be performed. 	

Existing Dimensional Lumber Sheathing. Section **R803.1** does not allow spaced lumber sheathing roof deck construction in seismic Design Category D₂. Bountiful City is in Seismic Design Category D₂. Existing roofs with spaced lumber (plank) decks **MUST** be covered with plywood or OSB overlay sheathing material (7/16" thick min) properly installed with finished gaps between sheeting of less than one-quarter inch. Edges of overlay sheathing not landing on structural roof framing members must be nailed into each of the planks on the perpendicular edge.

Bountiful City requires the installer to follow all the sections of the IRC relating to their scope of work.

It should be noted that commercial reroofs (depending on the extent of the work) ARE be subject to seismic and parapet strengthening under the provisions of the IEBC, and applicable Utah State Building Code Amendments.

Residential Roof Repair Procedures:

- A. Repairs are limited to less than 20% of one roof surface or less than 10% of the total roof area of the entire building.
- B. Repairs are not allowed where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof is not adequate as a base for repair.
- C. Repairs are not allowed where the existing roof has more than three applications of any type of roof covering.
- D. The manufacturer of the roofing material used for the repair must be compatible with the existing roofing product.
- E. Roof repairs are not required to have a permit from the city.

Residential Reroof or Roof Recover Procedures:

- A. Requires an "over the counter" permit. The applicant must apply online at the Bountiful City Building Permit portal or call 801.298.6125 to receive this permit.
- B. The cost is \$151.50. (\$150.00 permit & \$1.50 state fee)
- C. Required Inspections are: (1) Sheathing (for a recover we inspect the existing roof), to ensure the roof surface is smooth with proper fastening and spacing of the solid sheathing, and crickets installed if needed. (2) Ice Barrier, proper placement of Ice Barrier. (3) Final, confirm roof was installed properly with all required vents, flashings and drip edges.

Residential Reroof Procedures for roofs with Existing Solar Panels:

- A. This section covers roofs that have an existing *Solar Energy System* installed and require the removal and re-installation of the system for the purpose of performing a reroof.
- B. Requires a licensed E200, E201 or S202 contractor to remove the *Solar Energy System*, then once the reroof is completed the same contractor shall re-install the *Solar Energy System* in the same orientation as originally installed, as (like for like removal and re-installation).
- C. Obtain an "over the counter" Electrical (rewire) permit, the cost is \$75.75.
- D. Pictures or drawings of existing layout are required before removal of *Solar Energy System*.
- E. If the re-installation of the *Solar Energy System* varies from the existing layout prior to removal, a complete new Solar Permit is required.

Commercial Re-Roof Procedures:

- A. A Permit IS required. The applicant must complete an application, then call the Engineering Department 801.298.6125 to schedule an appointment to submit. This will provide us an opportunity to evaluate the scope of the project and determine if additional work is required under the International Existing Building Code.
- B. The cost is valuation based per City and State standards.
- C. The inspections will be outlined on the permit.

Definitions:

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

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, vapor retarder, substrate or thermal barrier, insulation, vapor retarder, and roof covering.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

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

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

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

CLASS A ROOF ASSEMBLIES. Class A roof assemblies are those that are effective against severe fire test exposure, Class A roof assemblies and roof coatings shall be *listed* and identified as Class A by an *approved* testing agency. Class A roof assemblies shall be permitted for use in buildings or structures of all types of construction.

CLASS B ROOF ASSEMBLIES. Class B roof assemblies are those that are effective against moderate fire-test exposure. Class B roof assemblies and roof coverings shall be *listed* and identified as Class B by an *approved* testing agency.

CLASS C ROOF ASSEMBLIES. Class C roof assemblies are those that are effective against light fire-test exposure. Class C roof assemblies and roof coverings shall be *listed* and identified as Class C by an *approved* testing agency.

NONCLASSIFIED ROOFING. Nonclassified roofing is *approved* material that is not *listed* as Class A, B or C roof covering.

FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES. *Fire-retardant-treated wood* shakes and shingles shall be treated by impregnation with chemicals by the full-cell vacuum-pressure process, in accordance with AWPA C1. Each bundle shall be marked to identify the manufactured unit and the manufacturer, and shall be *labeled* to identify the classification of the material in accordance with the testing required in section 1501.1 (2018 IBC), the testing company and the quality control agency.

SOLAR ENERGY SYSTEM. A system that converts solar radiation to usable energy, including *photovoltaic panel systems* and *solar thermal systems*.

Bountiful City Code:

The following is part of the currently adopted Bountiful City Municipal Code. It addresses the areas where fire retardant roof coverings are required.

4-5-108. Fire Hazardous Roof Coverings.

- (a) All building construction of structures containing roofs in areas of the City lying north of Mill Creek and east of 1500 East Street, and the north/south extension thereof, and also lying south of Mill Creek and East of Bountiful Boulevard, shall be constructed with either a Class A or a Class B roof as defined in Section 1505 of the International Building Code.
- (b) All building construction containing roofs in all other areas of the City, except as provided in subsection (a) above, where the new construction contains a density of more than 4 dwelling units per acre and in all commercial zones of the City, the building structures shall be constructed with either a Class A, Class B, or Class C roof, as defined by the International Building Code.