



City of Fullerton
Building Division
303 W. Commonwealth Ave.
Fullerton, CA 92832

Roof Recovering and Replacement - Residential

General Requirements:

1. All roof recovering or replacement work shall comply with Chapter 15 of the 2019 California Building Code (CBC), Chapter 9 of the 2019 California Residential Code (CRC), 2019 California Energy Code with provisions from the 2019 Building Energy Efficiency Standards, City of Fullerton amendments, and the manufacturer's installation standards and instructions.
2. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B (CBC Section 1505.1.3 and Fullerton Municipal Code Section 1505.1.3).
3. No roof recovering or replacement work shall start without first obtaining a re-roof building permit.
4. Fire-Rating: New roof coverings shall comply with the following:
 - All wood roofs shall be Class "B" or better. Installer shall show Inspector a listing by an approved testing agency (i.e. U.L.) slip showing Class "B" or higher rated material was delivered to job site. On-site inspection of material being installed may be substituted. Buildings other than residential may require higher classification. (See Chapter 15 of CBC).
 - When located within the City's fire zone, all roof coverings shall have a minimum Class A Fire-Rating. Roof coverings elsewhere shall be Class B minimum.
5. Existing Roof Removal: New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur: (CBC Section 1511.3.1)
 - Where the existing roof covering or roof deck is water soaked or has deteriorated to a point of not being an adequate base for additional roofing.
 - Where the existing roof covering is wood shake, wood shingle, slate, clay, cement, or asbestos-cement tile.
 - Where the existing roof has two or more applications of any type of roof covering.
6. 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. (CBC Section 1511.5)
7. 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. (CBC Section 1511.6)

8. **Structural Issues:** A licensed engineer or architect 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 6 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 6lb per square foot maximum. 15/32" plywood is about 1.5lb per square foot.

Inspection Requests Criteria:

Tear-Off / Sheathing Inspection:

1. Materials shall be removed & the roof sheathing exposed.
2. Verify structure is adequate for roofing system loads.
3. If sheathing is required, it must be completed prior to inspection.
4. All materials must be available for inspection: underlayment, nails, flashing and attachments.
5. Existing flashing may be reused if in good condition.
6. Provide OSHA approved ladder 3 feet higher than landing on roof and tied-off.

Final Inspection:

1. All work is complete and the spark arrester(s), if applicable, are installed.
2. Roof and job site clean of debris.
3. Gutters must be reinstalled (if removed) at time of inspection.
4. OSHA approved ladder must be installed and tied-off.
5. Carbon Monoxide / Smoke Alarms are to be installed (self-certification form is acceptable).