

POLICY AND PROCEDURE STATEMENT

BDP-22-01 Roofing Permit Changes

When a permit is required

PURPOSE: To clarify when a permit is required for any roofing application.

ISSUE: Continued confusion between contractors, insurance companies, and the customer.

CAB RECOMMENDATION: CAB has recommended that we update our roofing permit policy and procedure based on the proposed 2021 code adoption and amendments.

POLICY BDP-22-01 (Effective June 1, 2022 and thereafter):

15.10.020 Modifications to International Residential Code, 2021 Edition.

Section R105.2 - **Work exempt from permit - is amended as follows:**

14 - A partial roof replacement/repair that does not exceed one square can be repaired like for like without a permit, a partial roof replacement/repair that exceeds one square but does not exceed 49% of the total roof will require a like for like permit, once exceeding 49% a full tear off and permit is required

Section 1512.2 **is amended by the addition of exception 2 and 3:**

1512.2 Roof replacement.

Roof replacement shall include the removal of all existing layers of roof assembly materials down to the roof deck.

Exception:

2. A partial roof replacement/repair where 49% or less of the total building roof area will be repaired/replaced, may install roof covering of the same or similar material even if non-impact resistant.
3. Replacement/repair of 50% or more of the total roof area will require Class 4 shingles installed.

15.08.020 - Modifications to International Building Code, 2021 Edition.

Section 105.2 - **Work exempt from permit - is amended as follows:**

14 - A partial roof replacement/repair that does not exceed one square can be repaired like for like without a permit, a partial roof replacement/repair that exceeds one square but does not exceed 49% of the total roof will require a like for like permit, once exceeding 49% a full tear off and permit is required

Section 1512.2 is amended by the addition of exception 2 1512.2 Roof replacement.

Roof replacement shall include the removal of all existing layers of roof assembly materials down to the roof deck.

1. Asphalt shingles are required to be Class 4 impact resistant that meet UL 2218 test
2. Ice barrier shall be installed at all roof eaves starting at the low eave edge and extending upslope to a point at least 24 inches beyond the interior edge of the exterior wall. For roofs with slopes 8:12 or steeper, the ice barrier shall also extend at least 36 inches upslope from the eave edge.
3. Drip edge is required at eaves and gables (rake) of asphalt shingle roofs.

Exception: 1. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507.

2. A partial roof replacement/repair where 49% or less of the total building roof area will be repaired/replaced, may install roof covering of the same or similar material even if non-impact resistant.
3. Replacement/repair of 50% or more of the total roof area will require Class 4 shingles installed.

THIS POLICY WILL BE IN EFFECT STARTING JUNE 1, 2022 PLEASE PLAN ACCORDINGLY.