

# Building Guide

## Single Family Residential - Re-roofing

### Frequently asked questions

**1. Is a permit required to re-roof my house?**

No the only time a permit is required is when the appearance of the roof structure will be changed.

**2. May I as the homeowner, do the re-roofing myself?**

Yes, the homeowner may elect to hire a contractor, or perform the work themselves.

**3. Will my roof be inspected?**

At this time since there is no requirement for a building permit for re-roofing there is no inspection performed.

**4. How many layers of roofing are allowed?**

Where the roofing has two or more layers of roofing, new roof coverings shall not be installed without first removing the existing roof coverings. The building code allows up to two layers of asphalt roofing.

**5. May nail guns be used?**

The use of a nail gun is allowed if the nail gun is adjusted properly to make sure that the nail is not under driven or over driven.

**6. What should be done with the existing roof jacks or vents?**

Roof jacks/vents must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.

**7. What if my roof slope is less than 2:12?**

Contact your Building Department to learn about the requirements for low slope applications.

**8. What if I hire a Contractor to do the work?**

You should check references of the Contractors past work. In addition, you should make sure that the Contractor has current Liability Insurance.

### Preparation checklist for the successful installation and longevity of your new roof

#### Roof sheathing Preparation (For complete tear offs)

- The roof sheathing must provide a rigid surface.
- Repair or replace all boards or sheathing which are warped, cracked or delaminated between supports.

#### Underlayment (For complete tear offs)

- Apply new, minimum 15# asphalt saturated felt underlayment over a dry deck.
- For roofs with slopes of 4:12 or greater, one layer of underlayment is required. For roofs with slopes between 2:12 and 4:12, two layers of underlayment are required.
- For roofs with slopes less than 2:12, contact your Building Department.

#### Fasteners (For all roofs)

- Fasteners must be long enough to penetrate through a total thickness of the roofing and a minimum of 3/4" into the decking material.
- Nails must not be over or under driven, and the head must be flush with the shingle surface. Nails must be driven in perpendicular to the roof surface.

#### General Information

- For further important information, please refer to the manufacturer's installation instructions.

This Guide was developed by Seward Building Department as a basic plan submittal under the 2000 International Residential Building Code. It is not intended to cover all circumstances.