

City of Scott City

Residential Re-Roof Inspection Checklist

This inspection checklist reflects the code requirements of the 2015 International Residential Code (IRC)

Please verify the following before calling for a Re-Roof Inspection.

Inspections & Tests

- Ladder/access and fall protection equipment meeting minimum safety standards must be provided. (IRC R109.3)
- Typically, the building inspector performs 2-3 site inspections for re-roofs. They are (1) pre-inspection, (2) nailing or progress inspection, and (3) final. (IRC R109.1.5)

Pre-Inspection

- Prior to the installation of an additional layer of roofing material over an existing layer(s).
- After removal of all existing roofing material and underlayment & prior to re-covering.
- Prior to installing roof coverings on all roofs having a slope of 2:12 or less.

Nailing or Progress Inspection

- Where the existing roofing material is being completely removed and replaced, and the underlying sheathing is being replaced or added over skip sheathing, a nailing inspection is required prior to any roofing materials being placed.
- Where an additional layer of roofing material is placed over an existing layer, a progress inspection is required.

Final

- Final inspection when all work is complete.

Permits and Plans

- Job address is posted in a visible location. (IRC R319.1)
- Manufacturer's installation information is available on site if needed. (IRC R106.1.2)

General Re-Roof Requirements

- New roof coverings shall not be installed without first removing all existing layers of roof coverings when any of the following conditions exist: 1) the existing roofing is water soaked or is

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Updated 7/2017

degraded to such a point that it cannot provide an acceptable base to the additional roofing. 2) Where the existing roof covering is slate, clay, or cement or asbestos-cement tile. 3) Where the existing roof has 2 or more applications. (IRC R908.3.1.1)

- Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place. (IRC R908.4)
- Existing flashings, edgings, outlets, vents or similar devices that are part of the assembly shall be replaced if rusted, damaged or deteriorated. (IRC R908.5)
- Flashings shall be reconstructed in accordance with manufacturer's installation instructions. (IRC R908.6)

Roof Slope

- Minimum 2 in 12 for asphalt shingles. Roof slopes between 2 in 12 and up to 4 in 12 require double underlayment as detailed in Table R905.1.1 (2). See special installation requirements of manufacturer and IRC. (IRC R905.2)
- Minimum 2.5 in 12 for clay and concrete tiles. Roof slopes between 2.5 in 12 and up to 4 in 12 require double underlayment as detailed in Table R905.1.1 (2). See special installation requirements of manufacturer and IRC. (IRC R905.3)
- Minimum 3 in 12 for metal roof shingles. See special installation requirements of manufacturer and IRC. (IRC R905.4)
- Minimum 1 in 12 for mineral surfaced rolled roofing. See special installation requirements of manufacturer and IRC. (IRC R905.5)
- Minimum of 4 in 12 for slate and slate-type shingles. See special installation requirements of manufacturer and IRC. (IRC R905.6)
- Minimum of 3 in 12 for wood shingles. See special installation requirements of manufacturer and IRC. (IRC R905.7)
- Minimum of 3 in 12 for wood shakes. See special installation requirements of manufacturer and IRC. (IRC R905.8)
- Minimum of 0.25 in 12 for built up roofing. See special installation requirements of manufacturer and IRC. (IRC R905.9)
- Minimum of 3 in 12 for lapped non-soldered, non-sealed metal roof panels. See special installation requirements of manufacturer and IRC. (IRC R905.10)
- Minimum of 0.25 in 12 for standing-seam roof systems. See special installation requirements of manufacturer and IRC. (IRC R905.10)
- Minimum of 0.25 in 12 for modified bitumen roofing. See special installation requirements of manufacturer and IRC. (IRC R905.11)
- See IRC sections R905.12 – R905.15 for other types of roofing applications.

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Plywood or Oriented Strand Board Sheathing

- Once existing roof covering has been removed, check for rot or delamination of existing sheathing or framing.
- Sheathing less than ½" thickness placed over rafters which are spaced more than 20" on center require plywood clip or blocked edges. Typically 7/16" OSB with a span rating of 24/16 is used and will not require clips. (IRC Table R503.2.1.1 (1))
- Sheathing exposed to weather (underside of eaves) must have exterior glue (marked as "Exterior" or "Exposure 1"). (IRC R803.2.1.1)
- Minimum prescriptive nailing is 8d common nails at 6" O.C. at supported edges and 12" O.C. in the field. Edge nail pattern also applies over gable ends and diaphragm boundaries. (IRC Table R602.3 (1) for nails, Table R602.3 (2) for staples)

Ventilation of Attic or Rafter Bays

- Cross ventilation provided for all attics. (IRC R806)
- The minimum net free ventilation area shall be 1/150 of the area of the vented space. (IRC R806.2 see exceptions)
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1" space shall be provided between the insulation and the roof sheathing and at the location of the vent. (IRC R806.3)

Flashings for Asphalt Shingles

- Valley flashing for open valleys (valley lining exposed) shall be lined with corrosion resistant metal not less than 24" wide or by two plies of mineral surfaced roll roofing where the bottom layer is 18" wide and the top layer is 36" wide. (IRC R905.2.8.2)
- Valley flashing for closed valleys (valley lining covered with shingles) shall be one ply of smooth rolled roofing not less than 36" wide or as described for open valleys. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 is permitted in lieu of lining material.
- Sidewall flashing: Base flashing against a vertical sidewall shall be continuous or step flashing and shall not be less than 4" in height and 4" in width and shall direct water way from the vertical sidewall onto the roof or into a gutter. (IRC R905.2.8.3)
- Sidewall flashing: Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided and counter flashing shall be provided in accordance with IRC R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided and shall also be in accordance with IRC R703.6.3. (IRC R905.2.8.3)

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- Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied in accordance with the asphalt shingle manufacturer's printed instructions. (IRC R905.2.8.4)
- A drip edge shall be provided at eaves and rake edges of shingle roofs. (IRC R905.2.8.5)
- Adjacent segments of drip edge shall be overlapped not less than 2". (IRC R905.2.8.5)
- Drip edges extend at least ¼" below the roof sheathing and at least 2" back onto the roof deck. (IRC R905.2.8.5)
- Drip edges are mechanically fastened to the roof deck not more than 12" O.C. with approved fasteners. (IRC R905.2.8.5)
- Underlayment is installed over the drip edge along the eaves and under the drip edge along the rake edges. (IRC R905.2.8.5)

Final Inspection

- Proper installation of roof covering. Fasteners installed as required for the type of roofing material and per manufacturer's instructions. (IRC R905)
- Flashings to cover all exposed sheathing edges. Proper flashings and counter flashings at chimneys, skylights, roof-to-wall transitions, as required for the type of roofing material and manufacturer's installation instructions. (IRC R905)

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