

	<p>CITY OF DANA POINT</p> <p>COMMUNITY DEVELOPMENT, BUILDING AND SAFETY</p> <p>33282 Golden Lantern, Suite 209 Dana Point, CA 92629 949 248-3596</p> <p>www.danapoint.org</p>	<p>B033 – ROOF</p>
		<p>2022 CALIFORNIA CODES</p> <p>CODE CYCLE</p>
		<p>01/01/2023</p> <p>EFFECTIVE DATE</p>
<p>RESIDENTIAL RE-ROOF REQUIREMENTS</p>		

INTRODUCTION

Residential re-roofing requires a permit from the Building Department to assure compliance with adopted City codes. In addition, all C-39 roofing contractors shall have a valid Certification of Worker’s Compensation Insurance, whether or not they have employees. New construction roofing shall meet all the standards of the 2022 California Building Code series and the 2022 California Energy Code requirements for Cool Roof Assemblies.

Permits may be obtained by one of the following methods:

- A licensed and insured C-39 contractor
- A residential property owner (Owner/Builder) with the proper verification.
- A licenses and insured B contractor only when the roof is in conjunction with the required the multiple trade requirements of the California State License Board (*a “B” contractor may not take out a “Roof Only” single trade permit unless the contractor holds an additional C39 classification*).

A property may be subject to review and approval by a Homeowners’ Association (HOA) which may be more restrictive than the City requirements. Provide a copy of approval from HOA at time of application for building permit.

GENERAL REQUIREMENTS

The following installations are accepted under the 2022 California Building Code, Chapter 15 and the 2022 California Residential Code, Section R905. Check the building codes for allowable roof slopes for different materials.

- **ASPHALT SHINGLES** – Not more than 1 overlay of asphalt shingles may be applied over an existing asphalt or wood shingle roof. When applied over wood shingles, at least 1 layer of Type 30 non-perforated felt underlayment is required.
- **METAL ROOFING** – Metal roofing shall be installed per the manufacturer’s specifications. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly.
- **CLAY OR CONCRETE TILE ROOFING** – CBC1507.3
 - Tile roofs weighing **less than 6 psf** may be installed, after existing roof coverings are removed without, need for structural calculations.
 - Tile roofs weighing **6 psf or more** require structural calculations by a licensed engineer or architect. The engineer must also note that “The entire structure is adequate to sustain the additional loads”, regardless if the original is torn off or not. Submit these calculations and a dimensioned framing plan for review and approval to the Building Department. A current ICC report # or equivalent for this product is required for approval.
 - Tile roofs of **any weight** when installed over existing roof coverings require structural calculations by a licensed engineer or architect. The engineer must also note that “the entire structure is adequate to sustain the additional loads”. Submit these calculations and a dimensioned framing plan for review and approval to the Building Department. A current ICC report # or equivalent for this product is required for approval.

- **BUILT-UP ROOFING** – Roofing shall be completely removed prior to applying the new roof covering unless approved by the Building Official (CBC 1507.9.8). Provide a current test report (ICC #, NER #, UL # or equal) for listed assembly.
- **ROCK ROOFING** – Roofing shall be completely removed prior to applying new roof covering. Roofing aggregates shall comply with CBC Standard 1507.10.2 and cementing adhesives with CBC Table 1507.10.2. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly.
- **WOOD SHAKES*** – Not more than 1 overlay of wood shakes shall be applied over an existing asphalt or wood shingle roof. One layer of 18” Type 30 non-perforated felt shall be interlaced between each layer of shakes. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly. **
- **WOOD SHINGLES*** – Not more than 1 overlay of wood shingles shall be applied over existing wood shingles. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly. **

SPECIAL REQUIREMENTS

**New wood shake or wood shingle roofing may not be applied over existing wood shakes or shingles unless such assembly is tested and listed to give the required rating classification. Solid sheathing is required unless justified by test report.*

*** Effective July 1, 2002, the new Health and Safety Code Section 13132.7 is added to prohibit the sale or use of wood-roofing materials in the state unless they are both (a) approved and listed by the State Fire Marshal as complying with the requirements of Section 13132.7, and (b) passed at least five years of the ten year natural weathering test conducted in accordance with the California Building Code at a testing facility recognized by the State Fire Marshal. PLEASE DIRECT QUESTIONS REGARDING WOODEN ROOFING MATERIALS TO THE STATE FIRE MARSHAL AT (916) 568-3800.*

Roofing products installed in a manner other than as provided for in the manufacturer's listing may require an Engineer (design Professional) approval, and/or a submittal of alternate methods for the application of the product including supporting documentation to the Building Official for Approval(s).

INSPECTION INFORMATION

1. INSTALLING NEW ROOF OVER EXISTING ROOF COVERING

- prior to covering existing roof (if applicable)
- after installing batten and insulation system (if provided)
- after new roof covering is installed

2. INSTALLING NEW ROOF OVER NEW OR EXISTING SHEATHING

- after removing existing roof covering and prior to installing new sheathing (only when structural changes are made)
- after installing new sheathing (where provided) and prior to installing new roof covering
- after new roof covering is installed

ROOF INSPECTIONS REQUIRE AN APPROVED (OSHA) LADDER TO BE PROVIDED AND ROOFING MATERIALS ON SITE.

Required inspections are dependent upon the roof material and method of installation chosen. In general, call for an inspection before covering something up. Refer to these guidelines for required inspections:

THE CITY OF DANA POINT REQUIRES A ROOF SHEATHING INSPECTION FOR ALL NEW ROOFING AND RE-ROOFS.

A “**Class A**” roofing assembly is required for all new construction and re-roofs over 10% of the total roof area.

A “**Class B**” roofing assembly may be used for re-roofs of less than 10% of the total roof area unless prohibited elsewhere in the codes.

Additional roofing requirements may be required within the **Very High Fire Hazard Severity Zone (VHFHSZ)** and **ember zones 1 & 2**.

The permit application must contain and include the following information and description of the work:

- Specify type of materials to be removed
- Specify the type of existing sheathing (i.e. spaced or solid sheathing)
- If applicable, specify the type of new sheathing to be installed. (i.e. ½" plywood, 15/32 OSB, etc.)
- Specify new sheathing or overlay
- Provide a copy of the test report (i.e. ICC ESR#, NER#, UL#)
- Specify the type, weight, and number of layers of the moisture barrier (felt paper)
- Specify the number of squares (roof square footage)
- Specify the weight of tile roofing material (psf)
- If applicable, 2 copies of the structural calculations (Wet stamp and signed by Engineer).

Be aware that spaced sheathing is normally not acceptable for a listed roof assembly. Permits stating this condition shall be reviewed and approved by an inspector or plan checker prior to issuance. Wet-stamped structural calculations are required when the additional weight of the roofing material is over 6 pounds per square foot (6 psf). These calculations shall be prepared by a California-licensed architect or California-registered engineer. Such calculations shall be reviewed by a plan checker prior to permit issuance.

