



City of Westminster

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REROOFING GUIDELINES

Revised 12/13

1. Before issuance of a re-roofing permit you need the following information:
 - A. What is the proposed new roof covering?
 - B. What is the existing roofing material?
 - C. Is the existing roof material being removed?
 - D. Will there be new plywood installed? If yes, specify thickness & grade.
 - E. What is the cost of the new roof, including all materials and labor value? (i.e. the contractors price).

2. Recovering versus replacement: New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur:
 - A. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement type.
 - B. Where the existing roof has two or more applications of any type of roof covering.
 - C. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.

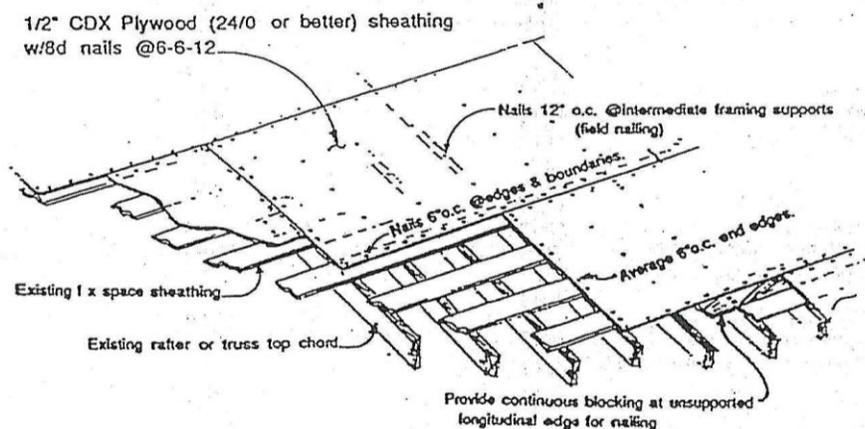
3. Tile roof covering:
 - A. Specify tile manufacturer, ICC number, specific type of tile and its weight.
 - B. If total weight of the tiles and additional plywood sheathing (required for spaced sheathing) exceeds 6.0 psf, calculations by a Civil (Structural) Engineer is required.
 - C. The existing roof covering shall be removed.
 - D. For like-for-like reroof and weight of the tile exceeds 6.0 psf, letter from Civil (Structural) Engineer is required to state that he or she has verified the tile manufacture, ICC number, weight, and the replacement of the new tile shall not increase load on the existing roof framing.

4. The new roofing material shall be class A or Class B assembly to be installed per manufacturer specifications.

5. Underlayment applications (CBC 2013, Sec. 1507):
 - A. For asphalt shingles: if roof slope from 2:12 up to 4:12 underlayment shall be two layers. If roof slope from 4:12 or greater, underlayment shall be one layer. Underlayment shall conform to ASTM D 226, type I (no. 15 asphalt felt).

- B. For clay and concrete tile: if roof slope from 2.5:12 up to 4:12 underlayment shall be two layers. If roof slope from 4:12 or greater, underlayment shall be one layer. Underlayment shall conform to ASTM D 226, type II (no. 30 asphalt felt).
6. A ladder meeting OSHA Safety Standards shall be provided at the job site (Ladder must exceed 2' above roof line for safety).
 7. After obtaining the building permit, request for inspection must be received by the Building Department a day before the day of inspection. Following inspections are required:
 - A. Pre-roofing inspection (as applicable, see item #2C above)
 - B. Sheathing (nailing) inspection: Prior to installation of any part of the underlayment or roof covering. Do not load the roofing material on the roof prior to sheathing inspection. Required framing repair or reinforcement shall be visible for inspection.
 - C. Final Inspection: After entire roof covering assembly has been installed.
 8. See Reroofing, chapter 15, section 1510, CBC 2013 for additional information.
 9. When more than 50% of exterior surface of the roof or more than 1000 sf. of roof is replaced, whichever is less, the roofing product with roof slopes of greater than 2:12 and a density of 5 psf or more must meet the following prescriptive requirements for Cool Roofs: minimum Aged Solar Reflectance/Emittance of 0.15/0.75 or a SRI of 10.

A Certificate of Compliance from "CF-1R-ALT" must be completed with the permit application and Installation Certificate Form "CF-6R-ENV-01" must be submitted at the Final Inspection. Visit California Energy Commissions webpage at www.energyc.ca.gov for more information.



PLYWOOD SHEATHING APPLICATION OVER ROOF SPACE SHEATHINGS