

City of Isleton

Building Division

Vent Caps

Vent caps for metal vents may be reused if they are in good condition. Replacement vent caps must be installed per manufacturer's installation instructions, and must be "listed" for its intended use. The practice of using "one size fits all" vent caps is prohibited. If you are unsure about an installation, ask the City inspector.

Clay or Concrete Tile

Because of the increase in weight of a clay or concrete tile roof, the existing roof framing may need to be strengthened and reinforced to carry the new, heavier roofing materials.

- Existing framing is generally acceptable without additional strengthening for new lightweight concrete tile weighing less than six pounds per square foot.
- Framing members shall be sized per span tables, which can be obtained at the Building Inspection front counter.
- If the existing roof structure is made from factory-built trusses, and the new tile weighs six pounds or more per square foot, the ability of the trusses to carry the additional load shall be confirmed in writing by a licensed architect, or civil engineer.

Attic Ventilation

Attics shall be provided with vents that comply with California Building Code Chapter 15 and California Residential Code Chapter 9.

Fire protection for Metal Roofs

Metal roofs shall be installed per the manufacturer's installation instructions, and a copy of the instructions must be on the jobsite for the inspector to review.

Permit Requirements

A permit is required for all roofing projects, including re-roofing. Small repairs to an existing roof with less than 100 square feet of roof area are considered maintenance, and a permit is not needed. Permits can be obtained at the Building Division, located at 101 2nd-Street, Isleton, CA. 95641.



101 2nd Street
Isleton, CA. 95641
(916) 777-7770 Office
(916) 777-7775 fax

Inspections

To clarify the requirements for inspection for re-roofs, any time more than **25%** of an existing roof is to be re-roofed in any 12-month period, a re-roof permit is required. Less than **25%** is considered a repair, and is exempt from a re-roof permit.

Re-roof projects require a minimum of **two inspections**. An **“IN-PROGRESS”** inspection shall be performed once installation of roof covering has begun. At the in-progress” inspection, the inspector will observe representative samples of **roof structure, roof deck, roof covering, and drainage provisions**, as necessary, to verify compliance with minimum technical code requirements.

A **“FINAL”** inspection shall be performed at the completion of the re-roof project. Smoke detectors and Carbon Monoxide Detectors must be installed prior to final inspection.

Access

A ladder shall be provided for access to all levels of the roof for inspection. The permit card must be on the jobsite at all times. Inspectors **do not** carry ladders.

Installation

Roofing materials shall be installed, as per the manufacturer’s instructions, and per California Building Code, Chapter 15 and California Residential Code Chapter 9.

Roofing Overlays

Some composition and wood shingle roofs can be overlaid with new roofing materials, without first removing the existing roofing, provided the finished installation meets one of the following conditions listed below.

- No more than two layers of lightweight composition shingles.
- One layer of lightweight composition shingles, and one layer of architectural grade dimensional composition shingles. There are exceptions to this standard, provided the total weight of all layers of roof coverings does not exceed 600 pounds per roofing square.
- One layer of wood shingles overlaid by one or two layers of lightweight composition shingles.
- One layer of lightweight composition or wood shingles overlaid by one layer of wood shake.
- No more than two layers of wood shingles.

All other existing roof materials shall be removed prior to installing a new roofing surface. New roofing shall not be applied over existing wood shake or built-up roof, unless the Building Official approves the proposed installation for such use.

Roof Deck and Nailing

When a new composition shingle roof is installed on a roof, which previously had wood shakes over the spaced sheathing, the spaced sheathing shall be covered with a minimum 1/2” inch plywood or Oriented Strand Board (OSB). Vertical plywood/OSB joints shall fall over existing rafters, and shall be nailed with 8d box nails, 6” inches on center at edges, and 12” inches on center for field nailing. All plywood/OSB joints shall be spaced 1/8” inch.

- ICC listed staples may be used to fasten sheathing to the existing rafters. The minimum size staple allowed is 16 gauge, 1” plus sheathing thickness with a minimum 3/8” inch crown. It is very important to install the staples so they can be seen by the inspector, and applied per their listing. Staples that can not be easily seen by the inspector, will not be accepted.
- Dry rot, broken or termite-damaged roof sheathing, and framing members, shall be removed and replaced.

Flashing

Rusted, damaged, or improper flashing shall be replaced with new flashing that is compatible with the roof-covering being installed. “Horizontal” valleys shall slope a minimum of 1/4” inch per foot, and be made from 26 gauge galvanized sheet metal built-up roofing, or approved equal. Exposed edges of plywood shall be covered with sheet metal.