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## RESIDENTIAL RE-ROOF

A building permit is required for the re-roof (replacement or repair) of any one- and two-family dwellings and multiple single-family dwellings (townhouses, as defined in the International Residential Code).

A re-roof building permit is required for the following conditions:

1. Replacement of roofing with materials of like kind including the addition of solid panel sheathing over existing spaced sheathing.
2. Replacement of roofing with materials of like kind where the entire roof deck is not to be replaced.

A re-roof building permit is not required for the following conditions:

1. Re-roof with not change, removal or overlay of existing roof sheathing.
2. Patching areas less than one square of roofing.
3. Replacement of individual shingles.

Exemption from the permit requirement for re-roof work shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code or any other City of Covington administrative rules or ordinances.

### Residential Re-Roof Submittal Checklist:

- Completed building permit application
- Permit fee
- Valuation of construction
- Two copies of a narrative description of the scope of work included with the re-roof.
- Copy of contractor's current registration card showing licensure in the State of Washington.

## **RE-ROOFING GUIDELINES PER 2012 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 9**

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of the 2012 IRC, Chapter 9, Section R907 as follows:

Exception: Re-roofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) for roofs that provide positive roof drainage.

- R907.2; **Structural and construction loads.** Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.
  
- R907.3; **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:
  1. 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.
  2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
  3. Where the existing roof has two or more applications of any type of roof covering.

Exceptions:

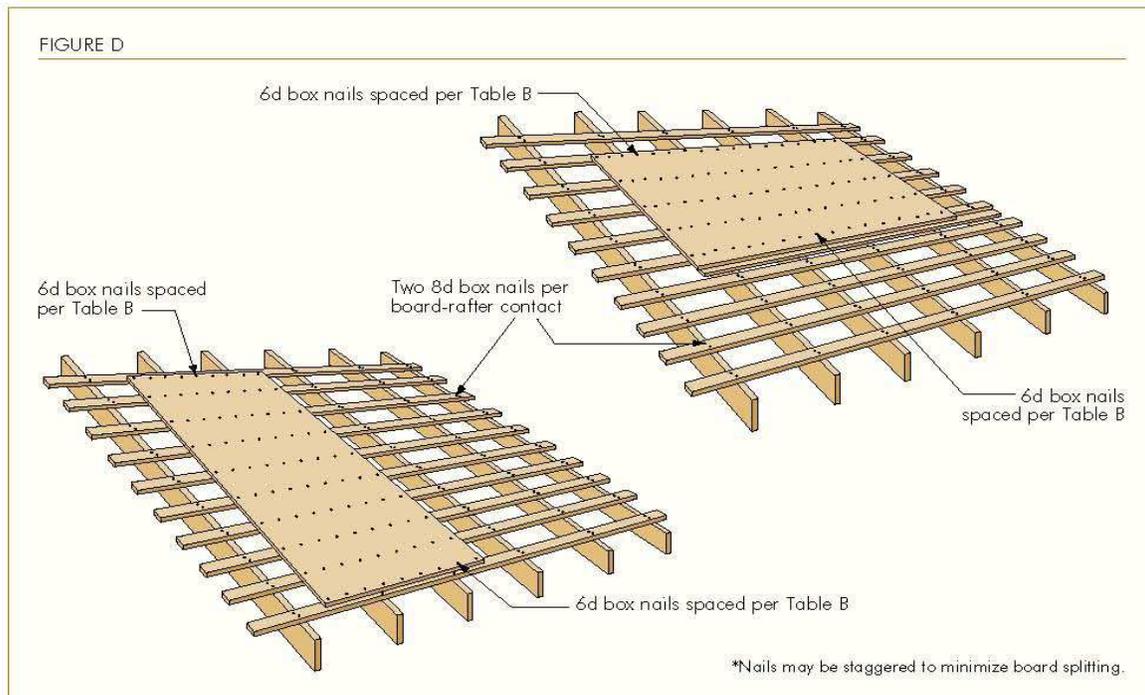
- Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
  - Installation of metal panel, metal shingle and concrete and clay tile roof coverings over existing wood shake roofs shall be permitted when the application is in accordance with Section R907.4.
  - The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.
  - Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.
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- R907.4; **Roof recovering.** 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.
  
  - R907.5; **Reinstallation of materials.** Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Any existing flashings, edgings, outlets, vents or similar devices that are a part of the assembly shall be replaced when rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.
  
  - R907.6; **Flashings.** Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

**PANELS ATTACHED DIRECTLY TO SPACED BOARDS**

When panels are attached to spaced boards without regard to framing, the existing boards may need additional fastening prior to attaching the panels. Two 8d box nails (0.113 x 2-1/2 inches) are required for each spaced board at each rafter or truss support.

Attach panels, either parallel or perpendicular to the boards, with 6d box nails (0.099 x 2 inches) spaced according to Table B. Configurations that leave panel ends or edges continuously unsupported (cantilevered) should be avoided. Additional boards may be required (Figure D).

**Note:** Although not a code requirement, panel spacing is an APA **RECOMMENDATION** to provide installers with a means of minimizing the potential for panel buckling, which can lead to an unsightly appearance and customer complaints. Panel buckling may be an aesthetic or serviceability issue but is not a structural deficiency. There is no reason to expect this recommended space to be maintained once the panels become acclimated. Gaps that were initially present may have closed due to normal moisture-related expansion. If the flatness of the panels is acceptable, APA generally recommends that any finish roofing be installed as planned regardless of whether gaps are present.



**PANELS ATTACHED TO ROOF FRAMING (THROUGH SPACED BOARDS)**

Panels up to 3/4-inch thick may be attached to framing through spaced boards using 8d box nails (0.113 x 2-1/2 inches) with quantity as shown in Table A and illustrated in Figure C. Nail panels to framing at all spaced-board crossings, as shown in Figure C. Nails along edges continuously supported by boards should be spaced 6 inches o.c. Panel edges should not be cantilevered. It may be necessary to add additional boards or move existing boards to support panel edges.

