

Valley Underlayment

(New, Tear-offs and Re-flashing only)

A 36-inch wide strip 15 lb. felt shall be centered in the valley on the top of the underlayment required for the entire roof. For roof slopes of less than 7:12 pitch, an approved manufactured ice dam protection membrane must be installed directly to the sheathing for the entire length of the valley.

Other Flashing

A kick out flashing shall be installed where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding, in such a manner as to divert or kick out water away from the assembly. All other flashing and roof vents shall be checked and if rusted or in bad condition shall be replaced. When replacing flashing of metal, it shall be of not less than No. 26 gauge corrosion-resistant metal. Roof vents and other flashings must be installed according to manufacturer's instructions. Generally, the bottom part of the vent is required to be placed above the shingles so that about half of the vent is above the lower shingles and half is below the uppermost shingles. Any replacement of flashing at masonry chimneys must be properly cut in and re-tuck pointed or caulked with an approved product.

Exhaust Vents

Care should be taken to insure that kitchen and bathroom exhaust fan pipes are connected to the appropriate dampered exhaust roof vent with no openings into the attic that would allow exhaust air back into the attic space. The exhaust vents should be installed on the roof the same as other attic vents and other vent pipe flashings.

When re-roofing around furnace flues, take care to not dislodge the joints of the flue pipe within the attic or within interior chases this pipe might pass through. If in doubt, consult a licensed heating contractor.

Additional Information:

- ❑ Tearing off the old roof completely does not mean that the owner must then upgrade the insulation (unlike the situation on a flat roof). Soffit and roof vents, however, must be brought up to present code whether there is a complete tear-off or not.
- ❑ All shingles must meet a 115 mph 3 second wind gust requirement.
- ❑ Inspections Required:
 1. Ice/Water Barrier – verification is required. You may take pictures and submit these to the building official. Be sure your pictures include some identifying features of the home you are re-roofing.
 2. Final inspection upon completion.

Please Note: Items listed in this brochure are intended for informational purposes, further building and/or zoning code guidelines or restrictions may be applicable.

WHERE DO I OBTAIN A PERMIT?

Building Inspections
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

QUESTIONS?

Please contact our office between the hours of 8:00 a.m. and 4:30 p.m. at 651-554-3220.

Reroof

City of South St. Paul



Permit & Inspections Department
125 3rd Avenue North
South St. Paul, MN 55075

Phone: 651-554-3220
Fax: 651-554-3271
www.southstpaul.org

REROOF POLICY

A permit is required when installing a new roof on your home or garage.

General Roofing Considerations

The re-roofing of a structure having asphalt or fiberglass shingles must be accomplished by completely removing the existing shingles, underlayment (tar paper & ice/water barrier) and flashing.

- ❑ Framing – check the framing. It must be adequate to carry the weight of new materials plus the weight of roofers and their equipment.
- ❑ Roof Decking – check the condition of the decking surface. If it is warped, curled or weathered and it will be difficult to provide a level surface for the new material, it should be removed. If the surface is defective, it should be removed.

Roof Decking or Sheathing

Roof decking is the actual wood attached to the roof trusses. The decking must be checked prior to re-roofing and repaired or replaced if rotted or unsound. Replacement decking shall conform to the requirements of the building code.

Roof Pitch

The angle at which a roof is constructed is called the pitch. Pitch is normally expressed as a ratio (e.g. 2:12, 3:12, 4:12). A 4:12 pitch roof has 4" vertical for every 12" of horizontal.

Slope

Asphalt shingles shall only be used on roof slopes of 2:12 or greater. For roof slopes from 2:12 up to 4:12, double underlayment application is required in accordance with Section R905.2.7:

R905.2.7 Underlayment application. For roof slopes from 2:12 (17% slope) up to 4:12 (33% slope), underlayment shall be two layers

applied in the following manner. Apply a 19-inch strip of underlayment felt parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36" wide sheets of underlayment, overlapping successive sheets 19", and fastened sufficiently to hold in place. For roof slopes of 4:12 (33% slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2", fastened sufficiently to hold in place. End laps shall be offset by 6'.

Fasteners

Each fiberglass/asphalt shingle shall be fastened with not less than four nails. Nails shall be of sufficient length to penetrate through roofing material and at least 3/4 inch into roof decking or through the thickness of the decking; whichever is less.

Nails – not less than 12 gauge with 3/8-inch minimum diameter head.

Underlayment

2:12 to less than 4:12 Roof Pitch – 2 layers of 15 lb. felt (commonly known as tar paper) shall be applied in shingle fashion. Start with an 18-inch wide sheet and a 36-inch wide sheet over at the eaves, each subsequent sheet shall be lapped 19 inches horizontally.

4:12 & over Roof Pitch – 1 layer of 15 lb. felt lapped 2 inches horizontally and 4 inches vertically.

Ice Dam Protection Membranes or Ice/Water Barrier (New & Tear-off only)

For roof pitches of 2:12 to less than 4:12: same as for *underlayment*, and additionally an approved waterproofing underlayment shall be installed to a point no less than 24" inside the interior heated wall line. This product must be installed per the manufacturer's instructions.

For roof pitches of 4:12 and over: Same as for *underlayment*, and additionally a manufactured

ice dam protection membrane must be installed per manufacturer's instructions including but not limited to: the membrane shall extend from over the metal or wood drip edge to a point not less than 24 inches measured horizontally inside the exterior wall line. Typically, two rows (6 ft.) of ice dam membrane are required, but more than two rows may be required depending on the size of the soffit overhang. The underlayments must extend to the outer edge at all fascia boards. (See manufacturer's installation instructions.)

Note: Approved waterproofing underlayments are acceptable alternatives to the above requirements.

Structures Exempt From Ice/Water Barrier Requirements: Detached accessory structures that are unheated now and will not be heated in the future.

Roof & Soffit Vents

If necessary, additional roof and soffit vents shall be installed to conform to the State Building Code. A house without soffit ventilation shall have 1 sq. ft. of vent for each 150 sq. ft. of roof area (1/150) and a house with proper soffit ventilation shall use 1/300.

Valley Flashing

When existing flashing is no longer serviceable it shall be replaced. Valley flashing shall consist of not less than No. 26 galvanized sheet gauge corrosion resistant metal or equal. The metal shall extend at least 11 inches from the centerline each way. Sections of flashing shall have an end lap of not less than 4 inches. Alternatively, the valley shall consist of woven fiberglass/asphalt shingles applied in accordance with the manufacturer's instructions.

Note: Manufacturer's installation instructions may be more restrictive and must be followed.