



## RESIDENTIAL RE-ROOF INSPECTION

**THIS INSPECTION CANNOT BE PHASED:** At time of this inspection all work shall be completed.

**PARTIAL AND PHASED INSPECTIONS:** Partial and phased inspections identified during the inspection process will require additional inspection fees.

**ROOFING MATERIAL:** Roofing material shall be installed as per the manufacture's specifications.

### 2 (TWO) INSPECTIONS ARE REQUIRED FOR MOST RE-ROOF PROJECTS. EACH OF THE FOLLOWING ADDITIONAL WORK PROJECTS FOR ROOFS WILL REQUIRE AN ADDITIONAL INSPECTION.

1. One additional inspection will be required for the replacement of roof framing below the sheathing.
2. One additional inspection will be required in areas where roof snow loads are 100P.S.F. and greater, hot or cold mop underlayment roofing (Ice dam Membrane) is required and shall extend from the eave's edge to a point at least 24" inside the exterior wall line of the building. Exception: Detached accessory structures that contain no conditioned for area. CBC 1507.2.8.2
3. One additional inspection fee and inspection shall be required for re-roofs, which creates a new sleeper and insulation system, which is placed on top of the existing roof sheathing. This shall require a design professional stamped detail.

*\*IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ACCESS TO THE AREA NEEDING INSPECTION\**

### **1ST INSPECTION: ROOF - NAILING** [Items 1–6 must be completed prior to inspection request]

1. OSB<sup>1</sup> or plywood is in place and completely nailed as required by code. Nail heads or staple crowns shall not penetrate sheathing surface "skin". OSB should be installed with the rough side up. Roof framing that is replaced below the sheathing shall not be covered and requires an additional inspection.
2. Any "rotted" or otherwise damaged existing wood substrate or framing has been replaced. Reused existing plywood decks shall be sound and nailed 6" edge and 12" field. Any delaminated sheets have been replaced with new.
3. Gas appliance vents must be double-wall type "B", in good condition, and secured away from combustible wood with a minimum clearance of 1". Existing vents in serviceable condition will be allowed to remain.
4. "Cut-out" vents for attic ventilation (dormers, eye-brows, turbines, etc), should have their openings made. Adequate attic ventilation shall be provided. Add high and low vents as per the CBC.
5. All sheathing shall be exposed for inspection, although ridge may be capped and loaded with roofing material.
6. Provide cap sheet at valleys with metal as per the CBC, Chapter 7A if required.

<sup>1</sup> 7/16" OSB or 1/2" Plywood can be installed directly over 1x skip sheathing of removed wood roofs. For all vertical joints a minimum of 2 fasteners are required at each 2x rafter or truss. Field nailing shall be placed on 12" centers. The code required nailing schedule is the minimum distance between fasteners.

**2ND INSPECTION: ROOF - FINAL** [Items 7-10 must be completed prior to inspection request]

7. All roofing materials shall have been properly installed per manufactures specifications, including step-flashings, counter flashings, and “crickets or splitters” behind chimneys as required.
8. Any roof-mounted equipment (A/C units, coolers, platforms, ect), shall be re-secured to roof and fasteners weather protected with sealant. Roof mounted equipment must be secured to stands for seismic displacement.
9. A completed “Certificate of Compliance” for Class A roofing shall be provided to the inspector.
10. Provide leaf guards at gutters as per the CBC, Chapter 7A if required.

**RE-ROOF IN INCLEMENT WEATHER CONDITIONS**

To assist and assure that the roofing contractor is able to maintain integrity of a re-roof project performed during the time frame of October 1st through April 30th of each calendar year, the procedure for inspection of the nailing of the roof sheathing will be as follows:

- During the above listed time frame, the **Roofing Contractor** shall submit, on company letterhead, a statement that either the roof had no dry-rot and/or water damage, or that dry-rot and/or water damage was removed and replaced as per the CBC. The letter shall be signed by the roofing contractor and shall include his/her State Contractors License number.
- The contractor may proceed with installing the roof sheathing as required above.
- Felt paper may then be installed over the roof sheathing to assure the watertight integrity of the building. Cap sheet is required at valleys with metal as per the CBC, Chapter 7A if required.
- A roof sheathing inspection shall be called, and the above referenced statement letter made available at the roof sheathing nailing inspection. At the inspector’s discretion, the felt paper may be pulled back at enough areas to be able to inspect for proper nailing of the roof sheathing.
- A final inspection is required when the job is complete.

**COOL ROOF REQUIREMENT INFORMATION**

- Cool Roof requirements for a project is as indicated on the CF-1R form for a specific type of project, i.e. additions, alteration or new. Some of the items that effect the Cool Roof requirement are roof pitch and climate zone. Based on how the questions are answered on the CF-1R form is what determines whether or not Cool Roof requirements are exempt by exception or apply to the project. The CRRC Product ID Number can be obtained from the *Cool Roof Rating Council’s* Rated Product Directory at:  
[www.coolroofs.org/products/search.php](http://www.coolroofs.org/products/search.php)
- If you need assistance or have questions about completing the CF-1R forms, contact the Title 24 Building & Appliance Efficiency Standards hotline. Toll Free in California at 1-800-772-3300 or visit the California Energy Commission Contact Us website at  
[www.energy.ca.gov/contactus.html](http://www.energy.ca.gov/contactus.html)