



Community Development Department Building Division

CBC 2016 SECTION 1511 REROOFING REMINDER

CBC 2016 Section 1511.1 (General) states that material and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Per CBC 2016 Section 1511 (Reroofing), two inspections are required for all reroof inspections:

1. **Roof deck after removal of all existing layers of roof coverings.** Per CBC 2016 Section 1511.3, roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck. (exception. Ice barrier membranes shall be allowed to remain in place.) Typical items looked for during first inspection are:
 - Masonry fire places are required to have a minimum 2" clearance to combustibles, this would include plywood;
 - Double wall B vents are required to have a minimum 1" clearance to combustibles, this would include plywood (Note: Per CPC 2016 Section 802.7.3.2 single wall B vents are not allowed in attic spaces and if found during a reroof will need to be addressed by the property owner prior to City approval to cover.);
 - Mechanical draft B vents CPC 2016 Section 802.8.1 shall terminate not less than 4' below, 4' horizontally from, or 1' above a door, operable window, or gravity air inlet into a building. (Note: If existing venting is found to be in violation of clearances, the property owner will be required to address prior to City approval to cover);
 - Any NEW skylights and/or solar tubes are required to be on roofing permit or verified that a separate permit has been pulled;
 - All dry rot has been identified and replaced prior to calling for inspection, this includes plywood, rafter tails, fascia, barge rafters etc.;
 - All shiners (nails missing the rafter) in underside of rafters have been removed and re-nailed;
 - Roof is nailed or stapled at 6 & 12, in existing roofs, missing nails or staples shall be added.

2. **Roof recover** (CBC 2016 Section 1511.3.1).

NOTE: CAL OSHA Portable Ladder Safety is regulated by Title 8 and is enforced by the City of Benicia. Permit Holder shall provide a portable ladder in good condition, Type 1 Or Type 1a secured in place and extended a minimum of three (3) feet above the roof deck.

Manufacturer's installation instructions for finish roof materials are required to be understood and followed by the permit holder. Any alternative means and methods must be approved in writing from the City of Benicia's Chief Building Official. Typical items looked for during final inspection are:

- All exposed nail penetrations are sealed;
- All exposed wood is primed or painted;

- All reused flashing is in good condition, scraped, repainted, step flashing is in place and sealed;
- All gutters or leaders are installed;
- All roof jacks have appropriate rubber collars. With or without mastic (see installation instructions for product used);
- Required cricket and saddles are installed;
- Venting installed per California cool roof requirements for climate zone 12 (Benicia). Minimum 1 square foot of venting for every 150 square feet of attic, split 60 % percent ridge and 40% bottom. (See CF-1R for venting exceptions);
- California cool roof CF-1R reroof form is completed and ready for inspection;
- Smoke and Carbon Monoxide Form has been completed and signed or access to the interior of the structure is provided;
- Spark arrestor is in place and secured;
- Minimum 4" house numbers or illuminated are installed and visible from the street.

Please keep in mind additional requirements for reroofs, including but not limited to the following:

- **Spark arrestors** (CBC 2016 Section 2113.9.2). All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrestor. They meet all required for net free area, corrosion resistance, openings, and shall be accessible and removable.
- **Cricket and saddles** (CBC 2016 Section 1503.6). A cricket or saddle shall be installed on the ridge side of any chimney or penetration **greater than 30 inches wide** as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering. Exception: Unit skylights installed in accordance with Section 2405.5 and flashed in accordance with the manufacturer's instructions shall be permitted to be installed without a cricket or saddle.
- **Reinstallation of materials** (CBC 2016 Section 1511.5). Existing flashing, metal edgings, drain outlets, collars and metal counter flashings shall **not** be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.
- **Flashings** (CBC 2016 Section 1511.6). Metal flashing to which bituminous materials are to be adhered shall be primed **prior** to installation.

**Please use these guidelines for typical inspections, as field conditions and code calls may change on a case to case basis.