



September 2020

Residential Re-Roofing

Frequently Asked Questions

Q: Why do I need a permit to re-roof my house?

A: Your permit allows the building department to inspect for potential hazards and unsafe construction. By ensuring your project meets the minimum building code standards of safety, the building department can reduce the risk of fire, structural deficiencies and other issues that might result in costly repairs, and even injuries. Inspections complement the contractor's experience and act as a system of checks and balances that will result in a safer code compliant project. Besides, it's the law.

Q: Do I need a construction plan?

A: No, a sketched plan is not necessary for a residential reroof permit.

Q: May I, as the homeowner and occupant, do the re-roof myself without a contractor?

A: Yes, keep in mind that it must be your primary residence. You must own it and occupy it.

Q: Will my roof be inspected?

A: Yes, the permit holder must call for a Sheathing inspection (if replaced) and a Final Roof inspection.

Q: How many layers of roofing are allowed?

A: Two layers of roofing are allowed.

Q: Is drip edge required?

A: Yes, drip edge shall be provided at eaves and gables of shingle roofs, overlapped a minimum of 2", extending a minimum of 1/4" below the roof sheathing and up the roof deck a minimum of 2".

Q: What should be done with existing roof crickets, vents and flashing?

A: These must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.

Q: Are there other requirements?

A: If your neighborhood has a Homeowners Association, we advise you to contact them prior to making any changes in your roof covering materials.

Tips on hiring contractors:

- Hire only licensed contractors.
- Get at least three (3) bids.
- Get three (3) references and ask to see a project.
- Get it in writing, but before you sign the contract make sure you completely understand it.
- Have the contractor apply for the required permits, remember the permit holder is responsible for the work.

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