



CITY OF DELANO

Department of Building Inspections
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RESIDENTIAL RE-ROOF

This handout is a guide only and does not contain all of the requirements of the Minnesota State Building Code or any City Ordinance(s).

PERMITS:

A building permit is required for re-roofing of residential dwellings and garages.

INSPECTIONS:

When re-roofing, the following items are needed –

1. Pictures of roof deck after the underlayment (ice & water protection type product) is in place. Pictures should include the eaves and valleys.
2. Final inspection is required when roof is completed. Have pictures and inspection permit application available.

SUBMITTALS REQUIRED FOR PERMIT:

1. Complete building permit application form.
2. Specifications of material for the type of roofing to be applied: (1) For shingled roofs, specify type of shingles and underlayments, and type of location and number roof vents to be installed. (2) For flat roofs, specify composition of each layer including roof deck, insulation and methods of attachment or type and weight of ballast if used.

ROOF SLOPE / ASPHALT SHINGLE LIMITATIONS:

Asphalt shingles must not be used on roofs with less than 2:12 slope. Roof sloped with less than 4:12 require additional underlayments (see underlayment section below).

RE-ROOFING / TEAR OFF:

Re-roofing of a structure having asphalt shingles must be by tear off.

- Application of asphalt shingles directly over the existing shingles can not be done per IRC Figure R.903.5. Wright County falls in the moderate size hail area in the State of Minnesota.
- Completely removing the existing shingles, underlayment and flashings that are rusted, damaged or deteriorated; tear off and then roof as if new construction.
- Check the condition of the roof deck; the roof deck must be adequate to support loads and to attach new roofing fasteners.

FASTENERS:

Roofing nails must be non-corrosive and installed per manufacture's installation instructions. Staples cannot be used unless specifically noted by the manufacture's installation instructions.

UNDERLAYMENTS AND FLASHINGS:

- **UNDERLAYMENTS:** For roof slopes 2:12 to no less than 4:12 must have two layers of 15# felt applied in single fashion starting with a 19 inch wide sheet and 36 inch wide sheet over the eaves. Each subsequent sheet must be lapped 19 inches horizontally (IRC Sec. R.905.2.7). For roof slopes of 4:12 or more, one layer of 15# felt (minimum) must be applied. Each sheet must be lapped 2 inches horizontally. End laps shall be offset by 6 feet (IRC Sec. R.905.2.7).
- **EAVE/ICE DAM UNDERLAYMENT:** An ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering plymer modified bitumen sheet, shall be used in lieu of normal underlayment and extended from the eaves' edge to a point at least 24 inches inside the exterior wall line of the building. Removal of existing ice dam protection may damage deck material. The application of a second layer may be permitted by manufacture.
- **VALLEY FLASHING:** When existing flashing is no longer serviceable, new valley flashing must be installed consisting of not less than No. 26 gauge corrosion resistant metal (IRC Table R.905.2.8.2). The metal must be at least 24 inches wide (IRC Sec. R.905.2.8.2). Alternatively the valley may consist of woven asphalt shingles applied in accordance with the manufacturer's installation instructions (IRC Sec. R.905.2.8.2).
- **KICK-OUT FLASHING:** 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 (IRC Sec. R.903.2.2 MSBC Amendment).

ROOF VENTS:

The open area of roof vents must be at lease to 1/300th of the horizontal area of the roof. One half of the required vent area must be located near the bottom of the roof (soffit) and one half must be located in the upper portion of the roof. When re-roofing, additional roof ventilation may be installed as needed.

SKYLIGHTS:

All skylights installed in roofs with slopes less than 4:12 shall be provided with a minimum of a 4 inch curb, unless otherwise specified by the manufacturer. This upgrade is required regardless if the roof is a re-roof or new application.

