



BUILDING DEPARTMENT CITY OF ROCHESTER HILLS



Residential Re-roofing – Recovering a Residential Roof

The following requirements apply to re-roofing projects with roof sheathing replacement up to 10% maximum and shall be part of the requirements for approval of your building permit application.

Roof repairs of more than 10% of the roof sheathing or any structural members will require a building permit application and construction drawings for plan review

- 1. General Requirements:** The installation of the roof material shall be in compliance with the Michigan Residential Code, the roofing manufacturer's requirements, and this handout. The manufacturer's requirements for installation of metal roofs shall be provided on site at the time of the final inspection.
- 2. Roof Recover:** A roof recover shall not be permitted where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof covering is not adequate as a base for additional roofing or where the existing roof has two or more applications of any type of roof covering.
- 3. Roof Ventilation:** A minimum of 1 square foot of ventilation is required for every 150 square feet of the attic floor area. Ventilation may be reduced to 1 square foot for every 300 square feet of attic floor area when both high (not more than 50% and not less than 40% of the ventilation required) and low vents are used. If soffit ventilation appears to be deficient, the inspector will notify the homeowner that additional soffit ventilation may be needed and should be evaluated by a licensed contractor.
- 4. Roof Covering:** Asphalt shingles shall be used only on roof slopes of 2" in 12" or greater. Roof slopes of 2" in 12" to 4" in 12" are required to have two layers, minimum of 15# felt with rows having a 19" horizontal stagger. Roof slopes of 4" in 12" or greater are required to have one layer of minimum 15# felt over the entire roof. One layer of ice and water shield from the eaves to a line 24" inside the exterior wall shall be installed on all roofs.
- 5. Roof Sheathing:** Roof sheathing shall not be less than 3/8" thickness and shall be supported per the requirements of the Code.
- 6. Roof Sheathing Fastening:** Roof sheathing shall be fastened with 8d nails at 6" maximum on the edges and 12" maximum at intermediate supports.
- 7. Flashings:** Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
- 8. Inspection:** A final inspection shall be requested after the work is completed. Inspections may be requested through your BS&A account or by calling 248-656-4619. Inspections requested by 3:00 pm will be scheduled for the next business day.