



City of Union City – Economic and Community Development Department
Building Division
34009 Alvarado-Niles Road
Union City, CA 94587
(510) 675-5313
Fax (510) 475-7318

REROOF *(Residential and Commercial)*

PERMIT REQUIRED: A building permit is required when more than 100 square feet of roof covering is replaced. Permits can be obtained at the Building Inspection Division, 34009 Alvarado-Niles Road, Union City, CA 94587. If a kettle is to be used for a hot mopped built-up roof an additional permit by the Fire Department is needed.

FIRE PERMITS: A fire permit may be required when a kettle will be present on-site. Please check with the Fire Department for fees and inspection requirements, (510) 675-5470.

HOME OWNER ASSOCIATION RESTRICTIONS: Some homeowner associations have restrictions on the type of roofing materials that can be used. These are not code related; however, you are encouraged to check deed restrictions to avoid problems.

PERMIT PROCESS: Most reroof building permits are issued over-the-counter at the Building Division.

FEES: Reroofing permit fees for single-family residential, commercial, industrial, professional and apartment buildings are based on the valuation of the work (materials and labor). *Please refer to the Building Division's Fee Schedule.*

INSPECTIONS:

- 1st inspection is made only when the roof framing system must be strengthened because of the use of heavy clay or concrete roof tiles. This inspection occurs after remedial framing is complete but before the roof deck is installed.
- 2nd inspection is made after the deck has been prepared but before the new roof covering is installed. The inspector will be looking for:
 - Dry rot, or termite damaged wood has been removed and replaced.
 - Proposed roofing material is appropriate for the existing roof slope.
 - Existing flashing is acceptable.
 - New deck has been installed correctly which will include nailing and panel spacing.
 - Existing roof layers are acceptable to be overlaid for an overlay installation.
 - Clearances from heater flues to wood decking.
 - Existing BUR has been removed.
- 3rd inspection is made after the roof installation is complete and the spark arrester is installed.
- The permit applicant shall provide safe access to the roof during all schedule inspections.***

ROOFING OVERLAYS: Some compositions and wood shingle roofs can be overlaid with new roofing materials without first removing the existing roofing provided the finished installation meets one of the following conditions:

- No more than 2 layers of lightweight composition shingles.
- No more than 1 layer of lightweight composition shingles and one layer of architectural grade dimensional composition shingles.
- No more than 2 layer of wood shingles overlaid by one or two layers of lightweight composition shingles.
- No more than 2 layers of wood shingles.

With some exceptions, other existing roofing materials shall be removed prior to installing a new roofing surface. Any exceptions would need to be approved by the Building Official.

INSTALLATION: Roofing materials shall be installed as per the manufacturer's printed instructions and per CBC 2007. *Manufacturer's instructions shall be available at the site during inspections.*

FLASHING: Rusted, damaged, or improper flashing shall be replaced with new flashing that is compatible with the roof covering being installed. "Horizontal" valleys shall slope a minimum of ¼" per foot and be made from 26 gauge galvanized sheet metal. Exposed edges of plywood shall be covered with sheet metal.

ATTIC VENTILATION: If the existing attic does not have venting that meets the current code standards, additional venting must be installed. For attics with roof vents only, the net free ventilating area shall not be less than 1/150 of the area of the space ventilated. For attics with both eave and roof vents, the net free ventilation area shall not be less than 1/300 of the area of the space ventilated with 50 percent of the required vents in the upper portion of the roof.

SPARK ARRESTERS: Spark arresters shall be installed on all fireplace chimneys.

CLAY OR CONCRETE TILE

Because of the increase in weight of a clay or concrete tile roof, the existing roof framing may need to be strengthened to carry the new roof.

- Existing framing is generally acceptable without additional strengthening for new lightweight concrete tile weighing less than six pounds per square foot.
- If the existing roof structure is factory built trusses and the new tile weighs six pounds or more per square foot, the ability of the trusses to carry the additional load shall be confirmed in writing by a licensed architect or engineer.

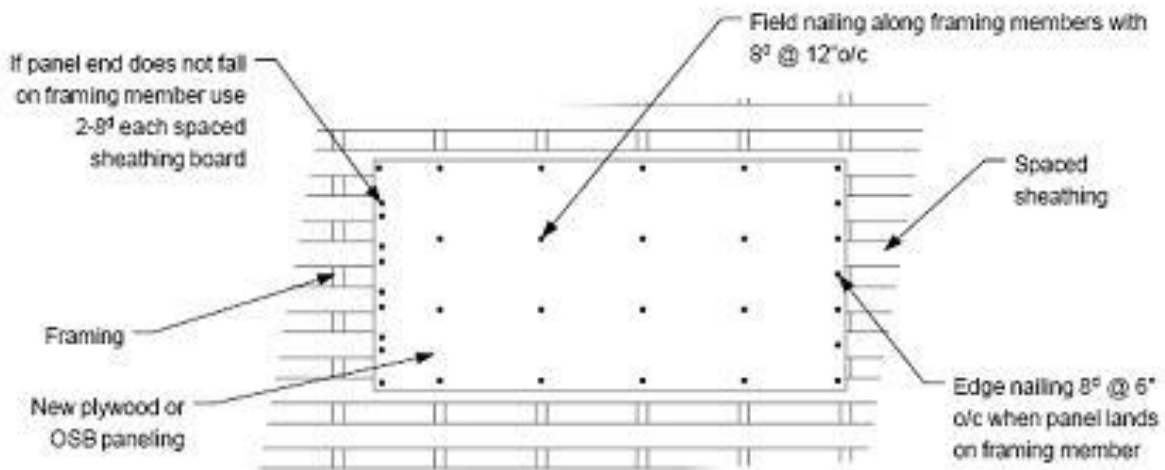


Figure "F"
Nailing Patterns for Plywood Panels

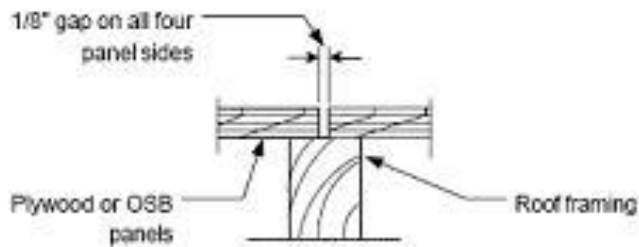


Figure "C"
Spacing Between Plywood Panels