

RE-ROOFS FOR COMMERCIAL AND RESIDENTIAL BUILDINGS



City of San Juan Capistrano

Development Services Department
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B-11: 1-14

A. PLANNING APPROVAL AND BUILDING PERMIT REQUIRED

B. INFORMATION REQUIRED FOR PLAN CHECK:

1. Compliance shall be shown with the 2013 California Building and Residential Codes Chapter 15 including **Table 1505-1 (refer to item D below)**. The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which are assigned a roof-covering classification.
2. With or without tear off?
3. Without tear off specify existing of roofing material and number of layers. Reference CBC section 1510.3 "Recovering versus replacement"
4. Number of squares to be installed and roof square footage.
5. Type, grade, thickness of sheeting to be installed.
6. Felt number to be used (15#, 30#, etc.)
7. Provide written approval from Homeowner's Association if applicable.
8. Tile roof requires ICC report number and structural engineering for 6 pounds per square foot or greater added weight. These calculations shall be wet-stamped and signed by a licensed engineer or architect. Structural calculations to include but not limited to :
 - a. Floor plan showing location of all bearings walls and size of openings.
 - b. Roof framing plan including the species, grade and size of all framing members including headers and beams.
 - c. Details addressing the complete load path from the roof to the foundation.

C. INSPECTIONS: Telephone (949) 493-3172

1. Provide an (OSHA) approved ladder for access to roof for all inspections.
2. Pre-roofing inspection required to check roof framing and plywood sheathing, and the number of existing roofing layers (do not cover until this inspection is approved). The roof structure must be sufficient to sustain the weight of the additional dead load of the new roofing. The roof deck must be structurally sound.
3. Existing roofing must be securely attached to the roof deck.
4. Roof drains and drainage must be sufficient to prevent extensive accumulation of water. Such water shall be conveyed through gutters, leaders, associated piping or other surface drainage devices as approved by the Building Official. For any minor or small roofs, the Building Official may exempt this requirement.

5. **THE COUNTY FIRE DEPARTMENT SHALL BE NOTIFIED BY THE ROOFER AT LEAST 24 HOURS IN ADVANCE OF USING A TORCH IN APPLICATION OF REROOFING MATERIAL.**
6. Existing insulation must not be water soaked.
7. Fire-retardant requirements shall be maintained.
8. No vents shall be removed or cuts made to existing appliances; and all heater vents shall maintain approved clearances from combustibles (tar paper, shingles, wood framing, etc.).
9. Mechanical equipment, electrical conduit, gas or condensate piping shall be replaced to code and secured for seismic purposes. P.V.C. plastic pipe and fittings are not approved for condensate drains on roofs.
10. Existing equipment screens removed for re-roofing shall be subject to building inspector approval prior to reinstallation and may require separate permits for replacement.
11. Call for final inspection.

D. REQUIRED RATING OF ROOF COVERING

Table 1505.1^a
 MINIMUM ROOF COVERING CLASSIFICATION
 FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

- a. Unless otherwise required in accordance with Chapter 7A”
- b. Subsections 1505.1.1, 1505.1.2, 1505.1.3 are hereby deleted and replaced to read in their entirety as follows:

Section 1505.1.1 Roof Coverings. The roof covering or roofing assembly on any new structure regulated by this code shall be Class A fire retardant roof minimum as classified in Section 1505.2. Non-combustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer’s requirements in lieu of a fire retardant roofing assembly. Wood roofing materials are prohibited unless pressure treated and approved for fire retardant of Class A minimum. For existing structure when fifty percent (50%) or more of the total roof area is re-roofed within any one-year period, shall have a Class A fire retardant roof covering for entire roof area. For existing structure when less than fifty percent (50%) of the total roof area is re-roofed within any one-year period, shall have a fire retardant roof covering class equal to or greater than the existing roof covering and not less than Class B.

****THIS HANDOUT IS SIMPLY TO MAKE CERTAIN PARTS OF THE CODE MORE ACCESSIBLE AND SHOULD BE USED ONLY AS A GUIDELINE****