

Single Family Residential - Re-roofing

Frequently asked questions

- 1. Is a permit required to re-roof my house?**
Yes...the a permit is required to insure that the re-roof shingles will be installed on a cleanly stripped surface.
- 2. May I as the home owner, do the re-roofing myself?**
Yes, the home owner may elect to hire a contractor, or perform the work themselves.
- 3. Will my roof be inspected?**
Yes, since there is a requirement for the roof to be stripped of all old shingle materials an inspection shall be performed.
- 4. How many layers of roofing are allowed?**
None, roof coverings or re-roofing materials shall not be installed without first removing the existing roof coverings. The building code allows only one layer of asphalt roofing.
- 5. May nail guns be used?**
The use of a nail gun is allowed if the nail gun is adjusted properly to make sure that the nail is not under driven or over driven.
- 6. What should be done with the existing roof jacks or vents?**
Roof jacks/vents must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.
- 7. What if my roof slope is less than 2:12?**
Contact your Building Department to learn about the requirements for low slope applications.
- 8. What if I hire a Contractor to do the work?**
You should check references of the Contractors past work. In addition, you should make sure that the Contractor has current Liability Insurance.

Preparation checklist for the successful installation and longevity of your new roof

Roof sheathing Preparation (For complete tear offs)

- The roof sheathing must provide a rigid surface.
- Repair or replace all boards or sheathing which are warped, cracked or delaminated between supports.

Underlayment (For complete tear offs)

- Apply new, minimum 15# asphalt saturated felt underlayment over a dry deck.
- For roofs with slopes of 4:12 or greater, one layer of underlayment is required. For roofs with slopes between 2:12 and 4:12, two layers of underlayment are required.
- For roofs with slopes less than 2:12, contact your Building Department.

Fasteners (For all roofs)

- Fasteners must be long enough to penetrate through a total thickness of the roofing and a minimum of 3/4" into the decking material.
- Nails must not be over or under driven, and the head must be flush with the shingle surface. Nails must be driven in perpendicular to the roof surface.

General Information

- For further important information, please refer to the manufacturer's installation instructions.

This Guide was developed by Seward Building Department as a basic plan submittal under the 2006 International Residential Building Code. It is not intended to cover all circumstances.