



Re-Roof Permits

CITY OF HEMET BUILDING DIVISION
445 E FLORIDA AVENUE, HEMET, CA 92543
(951) 765-2475

Do I need a permit to re-roof the roof on my house or repair it?

Yes a permit is required to re-roof your home or to repair a total area of more than 100 square feet. This handout will try to help answer some common questions.

This handout covers wood, asphalt shingles, tile and built-up roofing since this is the majority of what we see. If you have another type of roofing that you would like to use please refer to the 2001 California Building Code, Chapter 15 to help you answer any questions you might have.

What do I need to obtain the permit?

You will be required to complete a building permit application. You will need to state on the application the following:

1. Tear off existing roofing material or just simply covering the existing roof.
2. Type/pound of felt to be used.
3. Type of roofing material used.
4. Square feet covering.

How many layers can I cover my roof with?

Gravel-surfaced roofing: Only one overlay can be approved on an existing built-up roof.

Smooth or cap-sheet: Only one overlay shall be applied over an existing built-up roof.

Asphalt Shingles: Not more than two overlays of asphalt shingles shall be applied over an existing wood shingle roof with a minimum slope of 2:12. Asphalt shingles are not permitted on roofs with a slope of less than 2 in 12 (16.7%). No less than 30# felt can be installed prior to re-roofing

Wood Shingles: Not more than one overlay can be applied to a built-up roof of 3:12 or greater. No more than 2 overlays shall be applied over an existing wood shingle roof. No less than 30# felt can be installed prior to re-roofing.

Wood Shakes: Not more than one overlay of wood shakes shall be applied over an existing asphalt shingle or wood shingle on a structure with a slope of 4:12 or greater. One layer of 18" 30# felt shall be installed.

Note: *When you meet the limit of applied overlays, the roofing material must be striped down to the sheathing. If sheathing is in good condition it can be reused. For additional information please refer to the 2001 California Building Code, Chapter 15.*

The following sheets will go into further detail for various types of roofing materials. They will discuss the types of inspections, nailing schedules, and sheathing required. Additional questions can be addressed by referring to *Chapter 15 of the 2001 California Building Code.*



Wood Shingle Re-Roofing

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How many layers can I cover my roof with?

You may have no more than 2 total layers of roof covering. If your roof currently contains 2 or more layers of shingles, you will be required to remove all layers down to the sheathing prior to installing the new roof. This is required due to the possibility that the existing roof structure may not be able to withstand the weight of additional layers being added.

Can I use my existing sheathing, and if not, what type of sheathing will I need?

You can use your existing sheathing as long as it is in good condition. Any damaged sheathing must be replaced prior to re-roofing. A minimum 1/2-inch exterior-rated plywood is required on all sheathing replacements. Existing 3/8-inch sheathing may be allowed to remain if it's in good condition, and can support the weight of the new roofing material.

Will I need to apply a layer of roof felt prior to applying the new shingles?

You will not need to apply any roof felt when placing the new roofing directly on the sheathing. 1 layer of nonperforated Type 30 felt is required when placing the new roof over existing asphalt or wood shingles.

Do my wood shingles need to be fire-retardant-treated or can they be non-rated?

The entire roof covering of every new structure, and any new roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least labeled as a Class B covering.

What types of inspections will be completed, and when should I call for them?

If you will be covering over your existing shingles, you will be required to have a Roof Pre-Inspection prior to performing any work. During this inspection we will verify that the roof is sound, and that there is not more than 1 layer of shingles already existing.

If you will be stripping off the existing roof and exposing the sheathing, you will be required to obtain a Roof Nail inspection in place of a Roof Pre-Inspection. During this inspection we will verify that the sheathing is in good condition, and that any areas where sheathing has been replaced was done so properly.

We will also be verifying that the nailing which is

holding down the sheathing is done per code (6 inches on center on the edges of the panels, 12 inches on center in the field of the panels, using a minimum 8d nail). Once the re-roof is completely finished, the last inspection you will need is a Final.

During this inspection we will verify that the roof and flashings were installed properly, that all roof vent caps have been replaced, and that all exposed PVC pipes have been painted. During your Final inspection a ladder must be supplied for the inspector. The ladder shall extend at least 3 feet above the roof, and shall be tied to the structure.

My current shingles are not wood shingles. Can I still cover over them with wood shingles?

You may cover over the following existing roofing materials with wood shingles: Built Up Roofing, Wood Shingles, Asphalt Shingles and Modified Bitumen. You may not place wood shingles over the following types of roofing materials: Wood Shakes, Concrete/Clay Tiles and Metal Roofs.



Concrete/Clay Tile Re-Roofing

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How many layers can I cover my roof with?

You may have no more than 1 total layer of concrete/clay tile on your roof. If you will be placing new concrete/clay tiles over an existing built up, wood shake, wood shingle, asphalt shingle, or modified bitumen roof, this will need to be stated in the engineering or architectural report provided to us at the time of your application submission.

Can I use my existing sheathing, and if not, what type of sheathing will I need?

Concrete/clay tile roofing requires the installation of solid sheathing per the 2001 California Building Code, Sections 2312.2 and 2320.12.9. Spaced roof sheathing is not permitted for the installation of concrete tile roofs.

Will I need to apply a layer of roof felt prior to applying the concrete/clay tiles?

You will need to apply not less than 2 layers of nonperforated Type 15 felt or 1 layer of nonperforated Type 30 felt prior to applying the concrete/clay tiles.

What types of inspections will be completed, and when should I call for them?

If you will be covering over your existing shingles, you will be required to have a Roof Pre-Inspection prior to performing any work. During this inspection we will verify that the roof is in acceptable condition to be covered with new roofing materials.

If you will be stripping off the existing roof and exposing the sheathing, you will be required to obtain a Roof Nail inspection in place of a Roof Pre-Inspection. During this inspection we will verify that the sheathing is in good condition, and that any areas where sheathing has been replaced was done so properly.

We will also be verifying that the nailing which is holding down the sheathing is done properly and per code (6 inches on center on the edges of the panels, 12 inches on center in the field of the panels, using a minimum 8d nail). Once the re-roof is completely finished, the last inspection you will need is a Final.

During this inspection we will verify that the roof and flashings were installed properly, that all roof vent caps have been replaced, and that all exposed PVC pipes have been painted.

Can I cover over the existing shingles on my roof with concrete/clay tiles?

You may cover over the following existing roofing materials with concrete/clay tiles: Built Up Roofing, Wood Shakes, Wood Shingles, Asphalt Shingles and Modified Bitumen. You may not place concrete/clay tiles over the following types of roofing materials: Concrete/Clay Tiles and Metal Roofs.



Asphalt Shingle Re-Roofing

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How many layers can I cover my roof with?

You may have no more than 3 total layers of roof covering. If your roof currently contains 3 or more layers of shingles, you will be required to remove all layers down to the sheathing prior to installing the new roof. This is required due to the possibility that the existing roof structure may not be able to withstand the weight of additional layers being added.

Can I use my existing sheathing, and if not, what type of sheathing will I need?

You can use your existing sheathing as long as it is in good condition. Any damaged sheathing must be replaced prior to re-roofing. A minimum 1/2-inch exterior-rated plywood is required on all sheathing replacements. Existing 3/8-inch sheathing may be allowed to remain if it's in good condition, and can support the weight of the new roofing material.

Will I need to apply a layer of roof felt prior to applying the new shingles?

You will need to apply 2 layers of nonperforated Type 15 felt when placing the new roofing directly on the sheathing, and when the roof slope is between 2:12 and 4:12. Only 1 layer of nonperforated Type 15 felt is required when placing the new roof directly on the sheathing, and when the roof slope is 4:12 and over. When re-roofing over existing shingles, a minimum nonperforated Type 30 felt underlayment is required prior to applying the new roofing materials.

What types of inspections will be completed, and when should I call for them?

If you will be covering over your existing shingles, you will be required to have a Roof Pre-Inspection prior to performing any work. During this inspection we will verify that the roof is sound, and that there are no more than 2 layers of shingles already existing.

If you will be stripping off the existing roof and exposing the sheathing, you will be required to obtain a Roof Nail inspection in place of a Roof Pre-Inspection. During this inspection we will verify that the sheathing is in good condition, and that any areas where sheathing has been replaced was done so properly.

We will also be verifying that the nailing which is holding down the sheathing is done properly and per

code (6 inches on center on the edges of the panels, 12 inches on center in the field of the panels, using a minimum 8d nail). Once the re-roof is completely finished, the last inspection you will need is a Final. During this inspection we will verify that the roof and flashings were installed properly, that all roof vent caps have been replaced, and that all exposed PVC pipes have been painted.

During your Final inspection a ladder must be supplied for the inspector. The ladder shall extend at least 3 feet above the roof, and shall be tied to the structure.

My current shingles are not made of asphalt. Can I still cover over them with asphalt shingles?

You may cover over the following existing roofing materials with asphalt shingles: Built Up Roofing, Wood Shingles, Asphalt Shingles and Modified Bitumen. You may not place asphalt shingles over the following types of roofing materials: Wood Shakes, Concrete/Clay Tiles and Metal Roofs.