

CITY OF SOUTH EL MONTE

RESIDENTIAL RE-ROOFING

Permit Information

Residential re-roofing requires a permit from the Building Department to assure compliance with adopted City codes. In addition, a property may be subject to review and approval by the Homeowner's Association (HOA), which may be more restrictive than the City requirements. Provide a copy of approval from HOA at time of application for building permit.

2022 CALIFORNIA BUILDING CODE - SECTION 1512 REROOFING

1512.1 **General** - Materials and methods application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Exceptions :

1. Roof replacement or roof recover of existing lowslope roof coverings shall not be required to meet the minimum design slope requirement of $\frac{1}{4}$ unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide positive roof drainage.
2. Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1502.2 for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with Section 1502.2

1512.2 **Roof Replacement** - Roof replacement shall include the removal of all existing layers of roof assembly materials down to the roof deck.

Exception : Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507.

1512.2.1 **Roof Covering** - The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new covering is installed in accordance with the roof covering manufacturer's approved instructions
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1512.3.
4. The application of a new protective roof coating over an existing protective roof coating, metal roof panel, built-up roof, spray polyurethane foam roofing system, metal roof shingles, mineral-surfaced roll roofing, modified bitumen roofing or thermoset and thermoplastic single-ply roofing shall be permitted without tear off of existing roof coverings.

1512.4 **Reinstallation of materials** - Existing slate, clay, or cement tile shall be permitted for reinstallation, except that damaged, cracked, or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars, and metal counterflashings shall not be reinstalled where rusted, damaged, or deteriorated. Existing ballast that is damaged, cracked, or broken shall not be reinstalled. Existing aggregate surfacing materials from built-up roofs shall not be reinstalled.

1512.5 **Flashings** - Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.