



PLANNING BUILDING
AND
PUBLIC WORKS DEPARTMENT

RESIDENTIAL
RE-ROOF
REQUIREMENTS
BH-003

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RE-ROOF REQUIREMENTS

2015 Residential Building Code (IRC), Chapter R105.1, states “Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”

This means that a building permit is required to re-roof any residential structure. These permits can be issued over the counter during regular business hours, 8am - 4:30pm, Monday through Friday. The cost of the permit is based upon the valuation of the project. This is the total value of the work including the cost of materials and labor (2015 IRC, Chapter R108.3). To obtain an approximate value of the job before application, you may obtain a copy of the current Permit Valuation Guidelines handout either by dropping in our office or by downloading it from our website at <http://www.desmoineswa.gov>.

Most re-roofing permits will call for two inspections; a roof nailing inspection and a final building inspection. The phone number to request an inspection is (206) 870-6531. You will need your permit number, contact name and phone number, and the type of inspection you need. The cut off time for next day inspections is 2pm and any calls left after that time will not be heard until the following day at 2pm and then scheduled for the day after.

- 1) The roof nailing inspection is called for after the old material has been removed and before the new material is in place. During the inspection, the inspector will be checking to make sure that the underlying material is not soft, deteriorated, cracked, or broken. If any of these problems are evident, the inspector will provide you with a list of all problems (a correction notice) and ask that you correct these problems as soon as possible. Once corrections have been made, you will need to call in for a re-inspection to make sure all are to code and there are no further obstacles in the way. It is your responsibility to provide the necessary ladder and safety equipment for the inspection. Inspectors do not carry ladders with them.
- 2) Once the roofing is completed, you will need to call in for a final building inspection. The inspector will then be checking to make sure everything has been done correctly and that the code requirements have been met. If there are no further corrections, the inspector will then sign off on the permit and indicate approval of the “final”. This permit record will be an important document to keep in your files for insurance and real estate purposes, so it is important to call in for the final inspection.

If you have any questions about obtaining the permit, costs of the permit, or the inspection process, please contact the Building Department office at (206) 870-7576.

VENTILATION AS PER IRC R806.2

R806.2 Minimum Area: The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators relocated in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free

cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.