

County of Yolo
Development Services
Building Inspection Division
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Re-roof Inspection Guidelines

When more than 25% of an existing roof is to be re-roofed in a 12-month period, a re-roof permit is required. Less than 25% is considered a repair, and is exempt from a re-roof permit. **Two inspections** are required, an **in-progress** and a **final**.

- **Overlays-** The total weight of all roof coverings cannot exceed a maximum load of 7-lbs/sq.ft without an engineering analysis of the roof supporting the structure. The maximum number of composition roof coverings is three (3). No overlay of wood shake roofs is permitted except for metal tile roofs that are listed to do so. A maximum of two (2) built-up roofs are possible.
- **Roof Slope-** Composition roofs require a minimum slope of 2 in 12. Wood shake roofs require a minimum slope of 3 in 12. Interlocking concrete tile roofs require a minimum slope of 4 in 12.
- **Sheathing-** Solid sheathing is required for all roof covering materials except for wood shingle and shake. Plywood and OSB board exposed to weather (underside of eaves) must have exterior grade glue (Exposure 1).
- **Fire Rating-** A Class C minimum rating is required by California state law, whether new or re-roof. Wood shake and shingles must be of fire resistant type.
- **Underlayment-** Underlayment is to be installed per the manufacture's instructions.
- **Fasteners-** Nails or staples must extend through or $\frac{3}{4}$ " into sheathing, except where such penetrations would be visible at eaves or porch overhangs. Spacing and location of fasteners are to be per manufacture's installation instructions. Nail heads must be flush with shingles; ***HEADS ARE NOT TO BE DRIVEN INTO SHINGLES.***
- **Lightweight Tile-** Most tile re-roof applications require EVERY tile to be nailed, check the manufactures literature.
- **Vents-** Double wall B vents require 1" minimum clearance to combustibles. Vents are not to be cut or altered without a separate Mechanical Permit and Inspection.
- **Skylights-** Skylights require separate Building Permits and Inspection.
- **Flashing-** Flashings may be re-used if in good condition. Flashing installed where the roof meets a vertical surface, such as a wall or chimney requires counter-flashing. Exposed edges of wood sheathing are to be covered with type L metal or equal.
The Permit Card must be on site at all times, and a ladder provided for access to all levels of the roof for inspection. Inspectors do not carry ladders. Two (2) inspections are required, an in-progress and a final.