

UNIFIED CODE COMMITTEE OF VOLUSIA-FLAGLER

POLICY GUIDELINE (REVISED)

UCC02-RPIP-02

SUBJECT:

Roofing Permitting and Inspection Procedures (revised)

REVISION APPROVED:

1/18/07

On this date, the Unified Code Committee (UCC) reviewed and discussed the issue of

ROOF PERMITTING AND INSPECTION PROCEDURES

**NOTE: ALL CODE REFERANCES SHALL BE
Florida Building Code 2007/ Florida Residential Code 2007**

FBC REQUIREMENTS:

- **The Florida Building Code** does not mandate that four separate inspections must be made under section 109. It says that roofing inspections shall, at a minimum, include an inspection of the following building components; *dry-In, insulation, roof covering, and flashing*. The roof sheathing inspection is typically separate and is done as part of the rough framing inspection.

GENERAL REQUIREMENTS:

- **All asphalt/fiberglass shingle** roofing permits require a minimum of two inspections (1) Roof under-layment and metal; and (2) Final installation. An exception will be made for built up and tile roofing systems where an *in-progress or alternate inspection procedure* (pictures and/or affidavit of compliance from state certified roofer) may be adequate to satisfy the final inspection requirement.

SPECIFIC REQUIREMENTS:

- **Permitting** a roofing specification supplement sheet shall be added to the building permit application (see attached) for asphalt/fiberglass, tile and wood shake roof coverings. Built up roofing systems shall be described on the application under "description of work" and shall include manufacturers' material specifications and installation requirements.

<http://flaglercounty.org/departments/building/permits/roofing.pdf>

- **Product wrapper(s)** containing product approval information shall be placed with the permit placard or conveniently located on job site for both the roof under-layment & roof covering prior to final installation inspections on all asphalt/fiberglass shingle, tile and wood shake roof coverings.
- **Skylight(s)** - Provide the installation and product approval for review by the plans examiner for any new/replaced skylights. The skylight shall meet the minimum design pressure for the area and may have to be impact resistant.
- **Under-layment** shall comply with FBC, Sec. 1507.2.3/R905.2.3 where, unless otherwise noted, required under-layment shall conform with ASTM D 226, Type I or Type II, or ASTM D 4869, Type I or Type II or ASTM D 6757. Under-layment application shall comply with FBC, Section 1507.2.8/R905.2.7 Under-layment, at a minimum, shall have overlap 2", fastened 12" OC on bottom lap and 3' OC in center of roll, staggered progression to the top of the roof ridge.
- **Valley liner material meeting the manufacturer specifications per FBC sec. 1507.1/R905.1 and/or sec. 1507.2.9.2/R905.2.8.2** minimum overlap of 4" extending full width to the bottom of the valley over the drip edge, and must extend a minimum of 1" at bottom edge to serve as a water run-off diverter. If existing flashing metal is in good shape, then it need not be replaced.
- **Flashing** shall comply with FBC, Section 1507.2.9/R905.2.8 and shall be fastened 12" OC with a minimum overlap of 4".
- **Drip edge** shall comply with FBC, Section 1507.2.9.3/R905.2.8.6 shall overlap at a minimum of 3" with nails 4" on center for dry-in inspection. Drip edge joints at corners; I/S corners butt joints are acceptable. O/S corners mitered corners with one side extending behind miter around corner or cut and folded corners are acceptable. Drip edge along eaves only can be accepted either over or under the dry-in material, depending on the application. (Drip edge nailing inspection can be with drip exposed or with only the starter strips installed and the drip nailed through the starter strip.)
- **Fasteners** to be corrosion resistant conforming to FBC, 1507.2.6/R905.2.5, ASTM F 1667.
- **Asphalt shingles** shall comply with FBC 1507.2/R905.2.4 and ASTM D 225 or ASTM D 3462. Fasteners shall conform to ASTM D 3161 (modified to 110 mph) or M-DC 107-95 (4 nails per shingle in most applications).
- **Flat roofs** utilizing torch-grade, modified, single-ply or built up bonded systems may wavier building department inspection requirements provided that the satisfactory results of the roof inspection by the manufacturer's representative is submitted in written form to the building department. A FINAL inspection request by the roofing contractor shall then be made. A satisfactory roofing inspection shall be performed by the building department before the job is considered complete.

RE-ROOFING INSPECTION REQUIREMENTS:

- **Mail-in permitting** shall comply with the same roofing application and inspection requirements stated above. Failure to call for required inspection(s) may result in suspension of permitting privileges until inspection(s) are made and approved.
- **Inspector communications:** All requests for alternative inspection processes such as pictures and independent certifications must have prior approval from the building department. Inspectors will make a conscientious effort to spot check job sites in order to facilitate code compliance and the timely completion of roofing operations.

HOME OWNER INSPECTION REQUIREMENTS:

- **Home owner roofing** installation and inspections shall adhere to all applicable codes and ordinances requirements as stated above.

NOTES AND CONCERNS:

- **License number on all company marked trucks** must be evident and in accordance with all applicable codes and ordinances.
- **Pitch limit for walking on roof decking** shall be no more than a ratio of 5:12.
- **Above ground height limit** 10' when utilizing inspector's ladder and 20' when utilizing a contractor's approved ladder (minimum weight rating 250#). 3-story and above buildings are required to have roof access IAW FBC.

This revised policy guideline can be implemented February 9, 2007.

NOTE! Interpretations and opinions of the Unified Code Committee are not binding on member organizations and are only intended to provide guidance to officials when considering enforcement of technical requirements.

Flagler County Roofing Information Sheet

Please Print

Deck Type

120 MPH WIND ZONE

Under-layment

WEIGHT _____ LAYERS _____

ASTM D226, Type I or Type II

ASTM D4869, Type I or Type II

ASTM D6757

Number of squares _____

Insulation

Fastener type & spacing

Cap Sheet

Roof Covering

MANUFACTURER _____

ASHPALT SHINGLES TO COMPLY WITH

ASTM D 225 OR ASTM D 3462

Fasteners

ATTACHMENT of SHINGLES CONFORM to ASTM D 3161 (modified to 110 MPH) or M-DC 107-95

Drip Edge



Mean Height _____

Skylights Yes No

If yes, manufacturer's specifications are required to be submitted.

Roof top Mechanical Unit Yes No

A separate permit is required for the mechanical stand installation prior to release of roofing permit.

Contractor: _____

Owner: _____

Jobsite address: _____

****NOTE:** A product wrapper containing the product approval information needs to be placed with the permit placard for both DRY_IN (roof under-layment & flashing) and Final installation inspection.

****Reroof permits require a minimum of two inspections**

Dry-In = Roof underlayment and flashing

Final = Final installation

FASTENERS FBC 1507.2.6 / R905.2.5

UNDERLAYMENT FBC 1507.2.3 / R905.2.3

ASPHALT SHINGLES FBC 1507.2 / R905.2.4

ATTACHMENT FBC 1507.2.7 / R905.2.6

FLASHING FBC 1507.2.9 / R905.2.8

DRIP EDGE FBC 1507.2.9.3 / R905.2.8.6

FBC = FLORIDA BUILDING CODE 2007 including 2009 Supplements