



CITY OF YORBA LINDA
P.O. BOX 87014 CALIFORNIA 92885-8714

BUILDING DIVISION (714) 961-7120

Procedure No. 004

Procedure Subject: Re-Roofing Existing Structures

Effective Date: 9-20-11

Revised:

1. The left side portion of the "Building Permit Submittal Form" (Blue Colored Form) shall be legibly completed by the applicant.
2. Right side portion of the "Building Permit Submittal Form" (Blue Colored Form) shall be legibly completed by the Building Division Staff.
3. **Repairs and Additions.** Repairs and additions of any existing roof area shall be with a **Class A** roof assembly. (1505.1.1 YLMC)
4. **Only one layer of any roof covering may be installed on any roof surface.** All existing roof coverings must be removed down to the supporting deck sheathing and supporting framing. The exposed roof deck sheathing surface and supporting framing must be inspected by a City of Yorba Linda Building Inspector prior to installing the new roof system to verify that deck sheathing and supporting framing is structurally sound and does not contain any members or deck sheathing damaged by water, age, termites or any other cause to verify that the existing structural support for the new roof covering provides a structurally sound base for the new roof covering installation. Repair and replacement of damaged deck sheathing members or roof framing members may be required for damaged roof structures. A building permit may be required for any structural repairs.
5. **The roof deck sheathing for tile, composition shingles or a built-up roof covering shall be solid sheathing.** Solid sheathing may consist of solid plywood or OSB sheathing applied directly to the roof framing, solid plywood or OSB sheathing applied over existing spaced sheathing (The added weight of the plywood plus the spaced sheathing must be included in the structural analysis) or solid 1x or 2x sheathing with no spaces (Spaced sheathing in-filled with new 1x or 2x sheathing boards). The permit application must identify the roof deck sheathing system to be installed.
6. **California Energy Code.** The roof covering material to be installed, (ie. tile, composition shingles, shake, hot mop, etc.) Must comply with the following minimum energy conservation standards;
 - a. Any roof covering with an installed weight of less than 5 pounds per square foot, no requirements.
 - b. Any roof covering with an installed weight of 5 pounds per square foot or more shall have a minimum Aged Solar Reflectance of 0.15 and a minimum Thermal Emittance of 0.75 or a minimum Solar Reflectance Index (SRI) of 10.

- c. The applicant must provide manufacturer's test data listing the Aged Solar Reflectance and Thermal Emittance or the Solar Reflectance Index values to verify compliance.

7. Re-roofing design and installation standards:

- a. Removal of existing wood shingle/shake roofing material may use 3 to 4 lbs per s.f. reduction to the dead load in the following guidelines when calculating the resulting **Net Added Weight** to the roof.
- b. **Net Added Weight** is defined as the total added dead load weight over and above the total dead load weight of the originally installed roofing system. The total added dead load weight includes any new added insulation, roof sheathing, new roof covering or other materials not included in the original roof system.
- c. The following guidelines are to be used based on the **Net Added Weight** to the roof for submittal and permitting requirements:
 - i. **0 to 2 lbs per sf.**, submittal documents for plan check are typically not required for permit issuance.
 - ii. **Over 2 and up to 4 lbs per sf.**, the existing framing needs to be plan checked. Therefore, a framing plan with framing sections illustrating compliance with section 2308 of the California Building Code (CBC) can be submitted. When the plan does not comply with section 2308 CBC, a registered engineer must analyze the existing framing. Calculations with a framing plan must be stamped, signed, submitted, plan checked and approved prior to permit issuance.
 - iii. **Over 4 lbs per sf.**, the existing framing and lateral loading needs to be analyzed by a registered engineer. Calculations with a framing plan must be stamped, signed, submitted, plan checked and approved prior to permit issuance.

Enforcement of proper roofing installations shall be the responsibility of the roofing contractor and the general contractor. Building Department Inspectors can only spot check certain areas of the roof for proper installation.

The person responsible for obtaining the permit, Owner/Contractor, must provide proper access for the City Inspector to conduct a roof framing inspection and must leave adequate roof openings and access at the areas to be inspected. This must be available and ready prior to inspections.

Prior to requesting a final inspection, the roofing contractor will furnish the roof's product packing certification for roofing materials installed clearly showing product weights, roofing Class A and other information.

Building Official