



**CITY OF HIGHLAND**  
**BUILDING & SAFETY DIVISION**

27215 Baseline St., Highland Ca, 92346

Permit Counter: (909) 864-8732 X 232 | Inspection Request Line 909-864-8732 X 228

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## **Roof Recovering and Replacement—Residential**

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### **General Requirements:**

1. All roof recovering or Replacement work Shall comply with Chapter 15 of the 2019 California Building Code, Chapter 9 of the 2019 California Residential Code (CRC), 2019 California Energy Code with provisions from the 2019 Building Energy Efficiency Standards, City of Highland Amendments, and the Manufacturer’s installation instructions.
2. No roof recovering or replacement work shall start without first obtaining a reroof building permit
  - Roof repairs of less than 10 percent of the roof area or 100 square feet (whichever is less) may be done without a permit provided the damaged portion be replaced to its previous undamaged condition.
  - If the work is more that 10 percent (as stated above) but less than 50 percent of the roof, a permit is required and the roof recovery or replacement work portion shall meet current code while the remaining roof may stay in its current condition.
  - If the work is over 50 percent of the roof, a permit is required and the entire roof must meet the current code.
    - Re-roof projects may be required to comply with cool roof requirements when more than 50% if a roof is replaces. (2019 California Energy Code 150.2(b) I)
    - The cool roof requirements are available on the City’s Website
3. Existing Roof Removal:
  - Roof re-cover shall be in accordance with the manufacturers approved instructions and as permitted in CRC R908.3.1
  - Roof re-cover shall not be permitted where any of the following conditions occur: (CRC 908.3.1.1)
    - Where the existing roof covering or roof deck is water soaked or has deteriorated to a point that the existing roof or roof covering is not adequate as a base for additional roofing.
    - Where the existing roof covering is slate, clay, cement, or a asbestos-cement tile
    - Where the existing roof has two or more applications of any roof covering
  - Roof covering removal shall include the removal of all layers of roof covering down to the roof deck. Except as stated in CRC R908.3
4. Reinstallation of Materials: Existing slate, clay, or cement tile will 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 counter-flashings shall not be reinstalled where rusted, damaged, or deteriorated. Aggregate surfacing materials shall not be reinstalled. (CRC R908.5)
5. Fire-Rating: New roof coverings shall comply with the following:

When located within the City’s fire zone, all roof coverings shall have a minimum “Class A” Fire-Rating. Where the roof profile allows space between the roof covering and decking, the spaces shall be constructed to resist the intrusion of flames and embers, be firestopped with approved materials or have one layer of 72 pound mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over combustible decking .
6. Flashings: Flashings shall be reconstructed in accordance with CRC R905.2.8 or approved manufacturer’s installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation. (CBC § 1511.6, CRC R908.6)



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7. Structural Issues: A licensed Civil/Structural Engineer or Architect may be required to prepare structural calculations and/or plans, when the following condition occurs:
- When the weight of the new roof replacement exceeds the weight of the removed existing roof
  - Where new roofing material exceeding a total weight of 6.0 lbs/square foot is applied, additional roof framing and support may be required. Information about the existing roof framing will need to be provided to Building Division staff. (City of Highland Policy 230)
8. Ventilation (CBC § 1203, CRC § R806)
- Provide cross ventilation at all attic and enclosed rafter spaces. The net free ventilation shall be a minimum ratio of 1:150 of the area or space ventilated (e.g. 1 sq/ft of ventilation for each 150 sq/ft of attic space) . This can be reduced to 1:300 when 40% to 50% of the vents are located not more than 3 feet below the ridge or highest point and the remaining vents are eave or cornice vents.
9. Existing Board Decking and Panel Sheathing Installation:
- Where spaced board decking is exposed, the roof diaphragm is to be reinforced at this time by installing new wood structural panel sheathing. The new wood structural panel sheathing can be installed over the existing board decking or the existing board decking shall be removed without causing structural damage. When new panel sheathing is added over the existing board decking, it shall be included in the total weight of the roof.
- Panel sheathing shall be 15/32” minimum thickness CDX grade plywood or exterior grade OSB. NOTE: If existing 3/8” plywood is encountered, additional panel sheathing is not required.
  - For panel sheathing over existing 1x spaced board decking, use 10d at 6”/6”/12” on center. For panel sheathing over existing 2x board decking, use 16d at 6”/6”/12” on center.
  - Lay panel sheathing perpendicular to rafter supports.

### Inspections:

1. Prior to starting the job, the inspection job card shall be posted where it is visible from the street. At the time of inspection, the building address shall be posted with 4-inch numbers 3/8” stroke on contrasting background on the building where it is clearly visible from the street.
2. A roof sheathing inspection is required prior to repair or recovering to verify proper roof sheathing, nailing, Ventilation, flue clearances, and the roof structure is not damaged or dry rotted. Prior to such inspection, any damaged areas of the roof deck or structural framing members shall be repaired and/or replaced with new material.
3. A final inspection and approval shall be obtained when roof recovering or replacement work is complete. At this time the inspector will verify the overflow drains are clear, components and equipment are secure, fire-place flues are extended and secured, exposed wood and flashing is painted, and proper lap of materials.

### Please Note the following:

1. A ladder shall be onsite and secured at the time of inspection. The ladder shall have a minimum 300 pound duty rating (Type IA) and be long enough to extend 3 feet above the roofline.
2. The contractor/homeowner is responsible for extending all plumbing vents, chimney, and mechanical vents if needed. (§ 906.0 – 906.7 California Plumbing Code and § 802.2 - 802.6 California Mechanical Code)
3. The contractor/homeowner is responsible for ensuring the proper amount of attic ventilation is installed per CBC §1203
4. Roof’s should be loaded with materials for sheathing inspection so the inspector may inspect the materials to be installed.
5. Projects that are in the Historical district will require planning approval prior to permit issuance.