



Town of Paradise

DEVELOPMENT SERVICES

5555 Skyway Paradise, CA 95969
(530) 872-6291 ext. 123 FAX (530) 877-5059

www.townofparadise.com

Residential Reroof Requirements

To clarify the requirements of CBC & CRC as it applies to certain roofing materials, the following policy should apply. Minimum roof covering of any occupancy shall be Class A or better (PMC ordinance Sec 15.02.230).

ALL RE-ROOFS REQUIRE A PERMIT

Exception: the repair or replacement of less than 100 square feet (1 square) of roofing material.

New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur: (CRC R907.3)

- Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
- Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
- Where the existing roof has two or more applications of any type of roof covering.
- Exceptions:
 1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
 2. Installation of metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when the application is in accordance with Section R907.4.
 3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

ENERGY REQUIREMENTS:

COOL ROOFS:

- Effective January 1, 2010, a **COOL ROOF** is required to be installed in Town of Paradise Climate Zone 11 on steep sloped roofs (greater than 2:12) when the roofing material is 5 lb per sq. foot or heavier (generally concrete, clay tiles, slate), and more than 50% or more than 1,000 sf of the existing roof, whichever is less, is replaced as per CEnC Section 152(b)1Hii.
- Exceptions:
 1. Insulation with an R value of 0.85 or at least a ¾ inch air-space is added to the roof deck over an attic; or
 2. Existing ducts in the attic are insulated with R6 insulation and sealed according to CEnC Section 151(f)10 (requires field verification and diagnostic testing as specified in Reference Residential Appendix RA3); or
 3. Buildings with at least R-30 ceiling insulation; or

4. Buildings with a radiant barrier in the attic meeting the requirements of CEnC Section 151(f)2; or
 5. Buildings that have no ducts in the attic; or Roof areas covered by building integrated photovoltaic panels and building integrated solar thermal panels and existing roof areas that have thermal mass over the roof membrane with a weight of at least 25 lb per sq. foot as per CEnC Section 151(f)12.
- To be considered a COOL ROOF, roofing materials must be tested and labeled by the Cool Roof Rating Council (CRRC), and be listed in the CRRC's Rated Product directory (see <http://www.coolroofs.org>).
 - Materials must have a minimum three year Aged Solar Reflectance of 0.15 and a minimum three year or initial Thermal Emittance of 0.75, *or* have a minimum Solar Reflectance Index (SRI) of 10.

ENERGY FORMS:

- **Title 24 Energy Compliance Reports:** The following forms must be filled out and submitted with the permit application, attached to the permit:
 - Certificate of Compliance form CF-1R ALT.
 - Installation Certificate CF-6R-ENV-01.

SMOKE ALARMS, CARBON MONOXIDE ALARMS & SPARK ARRESTER:

In single family residences and multi-family (townhomes, condominiums, and apartments), installation of smoke detectors, carbon dioxide alarms and spark arrestors on all chimneys is required prior to the final inspection as follows:

- **Smoke Alarms:** When the value of the work exceeds \$1,000, smoke alarms approved and listed by the State Fire Marshal must be installed if they do not already exist in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. In existing buildings, alarms may be solely battery operated where alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes. Where more than one smoke alarm is required to be installed, the alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit, except where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Refer to CRC Section R314 and the "*Carbon Monoxide and Smoke Alarms*" handout for more additional information.
- **Carbon Monoxide Alarms:** When the value of the work exceeds \$1,000, an approved and listed carbon monoxide alarm shall be installed if they do not already exist in existing dwellings or sleeping units that have attached garages or fuel-burning appliances as follows: outside each separate dwelling unit sleeping area in the immediate vicinity of bedrooms and on every level of dwelling unit. In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space. Where more than one carbon monoxide alarm is required to be installed, the alarms shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit, except where repairs do not result in

the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawl space, and no previous method for interconnection existed. See CRC Section R315 and the “*Carbon Monoxide and Smoke Alarms*” handout for additional information.

• **Spark arrester:** When the value of the work exceeds \$1,000, a spark arrester must be installed on fireplace chimneys if one does not already exist. Spark arresters shall be constructed in conformance with CRC Section 1003.9.1.

If access to the interior of the dwelling by the Building Inspector cannot be scheduled for inspection of the smoke detectors and carbon dioxide alarms, Smoke Alarm, Carbon Dioxide Alarm affidavit can be completed by each property owner and provided to the inspector prior to or at time of final inspection.

BUILT-UP ROOFING

Roofing materials must be installed per manufactures installation instructions. Remove all existing roofing and have sheathing inspected.

Re-roof per Chapter 15, Section 1510, 2010 CBC and PMC Ordinance Sec 15.02.230

Any roof with ponding issues shall be pitched to drain, before re-roofing.

ASPHALT SHINGLES

Asphalt shingles may be applied on slopes of 2 feet per 12 feet or greater or as per listing. Solid sheathing is required. Double 15 # felt laid shingle fashion is required for slopes less than 4 and 12. (19” starter and overlapping 19”)

Asphalt shingles may not be installed over wood shakes or spaced sheathing.

No roofs shall be installed over more than one existing roof.

Provide 2” drip edge at eaves and gables of shingle roofs.

MANUFACTURED ROOFING MATERIALS

Metal, concrete, clay and other manufactured roofing products shall be listed by [ICC](#). Permittee to provide City with an ICC-ES listed number. (www.icc.es.org)

All tile roofs weighing 6lbs or greater per square shall be engineered by a California Certified Structural or Civil Engineer with details of installation. Engineer must wet stamp and wet sign calculations/details.

Re-roofing requiring structural calculations and/or modifications must have a framing inspection before the sheathing material is applied.