

RESIDENTIAL RE-ROOFING REQUIREMENTS



CITY OF HUTCHINSON BUILDING DEPARTMENT
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REQUIRED INFORMATION WHEN APPLYING FOR A RE-ROOF PERMIT:

1. Completed permit application including the contractor's license number.
2. A homeowner may re-roof their home provided they own and live in the property being re-roofed.

OVERLAY or TEAR-OFF?

New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

1. 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.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Existing ice barrier membrane that is adhered to the roof deck shall be permitted to remain in place and covered with an additional layer of ice barrier membrane.

You should always check with you roofing material supplier or manufacturer for complete installation instructions.

Regardless of the type of new roofing material, if there are two or more applications of existing roofing material, they must be removed before installing the new roof covering.

UNDERLAYMENT

- A. For roof pitches of 2:12 up to 4:12:

Two layers of 15# felt applied shingle fashion. Starting with a 19-inch wide strip and a 36-inch wide sheet over it at the eaves, each subsequent sheet shall be lapped 19-inches horizontally.

- B. For roof pitches of 4:12 to less than 20:12:

One layer of 15# felt lapped two inches horizontally and four-inches vertically. End lap shall be offset by a minimum of 6-feet.

ICE DAM PROTECTION MEMBRANES

An ice barrier that consists of at least two layers of underlayment cemented together or of a self adhering polymer modified bitumen sheet must be used in lieu of normal underlayment from the eave's edge to a point at least 24 inches inside the exterior wall line of the building. Ice barrier is required at the eaves of all buildings that are heated or may be heated.

FLASHING

1. Flashing shall be replaced when damaged or deteriorated. Some flashings may be reconstructed in accordance with the manufacturer's instructions.
2. Valley flashing shall be at least 24 inches wide with a minimum 1" water diverter flashing must have an end lap of at least 4 inches and shall consist of not less than No. 26 gauge galvanized corrosion resistant metal or equal.
3. Other valley types (open valley or closed valley) may be used in lieu metal flashing. Refer to the manufacturer's instructions for installation requirements.
4. Flashing against a vertical sidewall shall be by the step flashing method.

FASTENERS

Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, and minimum 12-gage shank with a minimum 3/8" diameter head. Fasteners must have sufficient length to penetrate the roofing material and a minimum of 3/4" into roof deck. Where the roof deck is less than 3/4", fasteners shall penetrate through roof deck.

ROOF and SOFFIT VENTS

Additional roof ventilation may be required to be installed. A minimum of 1 square foot of venting must be provided for every 300 square feet of attic space, providing at least 50% and not more than 80% of the vent area is in the upper portion of the roof. The remaining venting area must come from vents in the eaves/cornices.

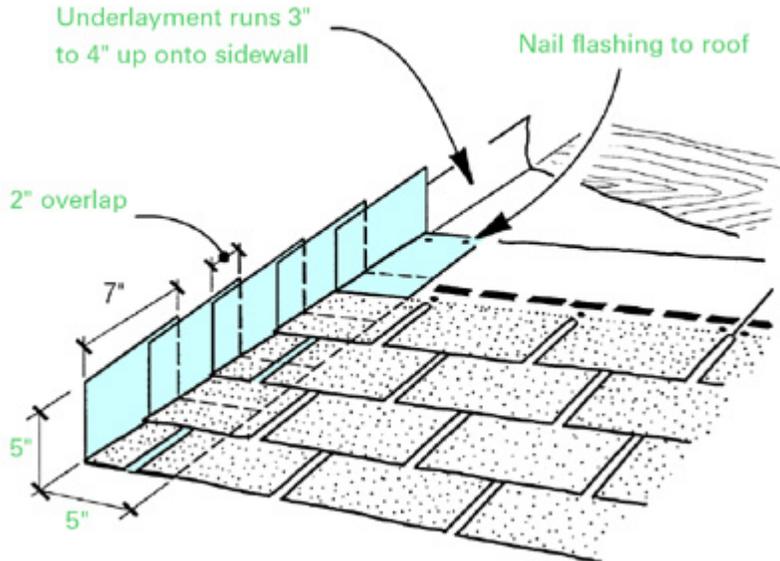
EXHAUST VENTS and CHIMNEY

Time should be taken to ensure that exhaust vents and chimneys that penetrate through the roof are properly flashed and connected to the appropriate terminations to prevent exhaust air and moisture from entering into the attic space.

Vertical Sidewall Flashing Detail

- Bend the flashing in half lengthwise so that it extends 5 inches over the roof deck and 5 inches up the wall (see illustration, top right).
- Place each step flashing piece about $\frac{1}{4}$ inch short of the bottom edge of the shingle that will overlap it — just enough so that the flashing piece is not visible when the overlapping shingle is in place.

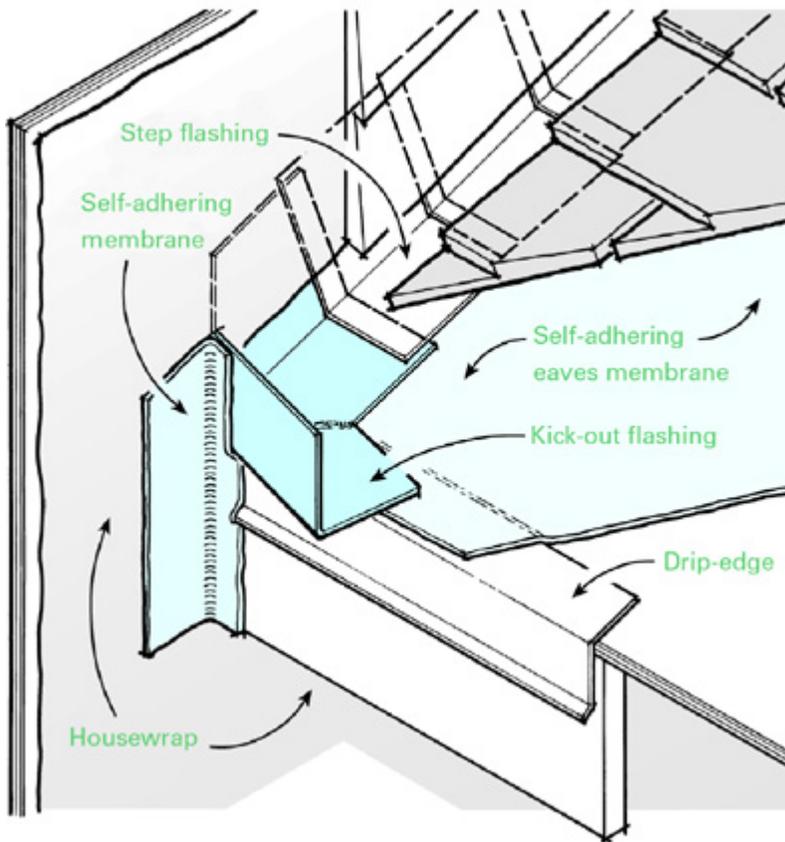
Because the flashing is 2 inches wider than the exposure of the shingles, each step flashing piece will overlap the one on the course below by 2 inches.



- Nail the flashing to the roof deck only. Do not nail it to the wall.
- Bring siding down over the vertical sections of the step flashing to serve as counter-flashing. Do not nail siding through the step flashing.

Kick-Out Flashing detail on back.

Kick-Out Flashing Detail



Because sidewall flashing must handle a large volume of water, one of the most critical flashing details occurs where the roof-wall junction terminates. To deflect water from the siding, install a kick-out in the corner.

Though not always possible in the construction sequence, it's best to install a full 36-inch-wide piece of rubberized asphalt on the wall before nailing sub-fascia and trim boards in place, then come back to install the kick-out.