



Residential Reroofing

Community Development Department

Building Inspections Division

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11/19 www.brooklynpark.org

This handout is a **guide** only and does not contain all the requirements of the Minnesota State Building Code or city ordinances.

PERMITS: A building permit is required for reroofing of residential dwellings and garages.

INSPECTIONS: When reroofing, the following items are needed:

- Pictures of roof deck after the underlayment (ice & water protection type product) is in place. Pictures should include the eaves and valleys.
- Final inspection is required when the roofing is completed. Have pictures and inspection card available at the house. **REROOF INSPECTIONS ARE NOT DONE DURING THE WINTER MONTHS ONCE THE INITIAL SNOWFALL COVERS THE ROOFS.** They will need to be rescheduled by the permit applicant the following spring.

To arrange for inspection call (763)-488-6379 and have your permit number available when you call.

SUBMITTALS REQUIRED FOR PERMIT

- Completed building permit application form.
- Description of roofing material.

ROOF SLOPE/ASPHALT SHINGLES LIMITATIONS

Asphalt shingles must not be used on roofs with less than 2:12 slope. Roof slopes of less than 4:12 require additional underlayment (see underlayment section).

SHINGLE OVERLAY

Overlaying of shingles is allowed where the existing roof has only one application of shingles. Removal is required 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. (IRC Sec. R907.3)

ICE BARRIER MEMBRANE

Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane. (IRC Sec. R907.3)

FASTENERS

Fasteners shall be non-corrosive and installed per manufacturer's installation instructions

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UNDERLAYMENTS AND FLASHING

- **UNDERLAYMENTS:** For roof slopes **2/12 to less than 4/12** two layers of 15# felt must be applied shingle fashion, starting with a 19 inch wide sheet and 36 inch wide sheet over it at the eaves. Each subsequent sheet must be lapped 19 inches horizontally. (IRC Sec.R905.2.7) For roofs slopes of **4/12** and more, one layer of (min.) 15# felt must be applied. Each sheet must be lapped 2 inches horizontally. End laps shall be offset by 6 feet. (IRC Sec.R905.2.7)
- **EAVE/ICE DAM UNDERLAYMENT:** An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least **24 inches inside the exterior wall line of the building**. (IRC Sec.R905.2.7.1) Note: A 36" roll is not adequate for soffits more than 18".
- **VALLEY FLASHINGS:** When existing flashing is no longer serviceable, new valley flashing must be installed consisting of not less than No. 26 gauge corrosion resistant metal (IRC Table R905.2.8.2.) The metal shall be at least 24 inches wide (IRC Sec.R905.2.8.2.) Alternatively, the valley may consist of woven asphalt shingles applied in accordance with the manufacturer's installation instructions (IRC Sec.R905.2.8.2.)
- **FLASHING & EDGING:** All other flashing and roof vents must be checked and if rusted or damaged, replacement is required. When replacing flashing it must not be less than No. 26 gauge corrosion resistant metal.
- **KICK-OUT FLASHING/DIVERTER:** Kick-out flashing shall be installed where the lower portion of a sloped roof meets an intersecting wall, in a manner that diverts the water away from the wall.

NEW SKYLIGHTS

All new skylights installed in roofs with slopes less than 3:12 shall be provided with a minimum of a 4" curb, unless otherwise specified by the manufacturer (IRC Sec. R308.6.8).