

4. Can a new roof covering be installed over an existing roof?

The building official may permit the recovering of existing roofing based on the condition of the roof and the type of roof to be applied if the following general rules are applied:

Built up roofs:

Built up roof covering shall be completely removed before applying the new roof covering.

EXCEPTION: The Building Official may allow existing roof coverings to remain when inspection reveals all of the following conditions

1. That the roof structure is sufficient to sustain the weight of the additional dead load of the roof covering.
2. There is not more than one existing roof covering on the structure.
3. The existing roof covering is securely attached to the deck.
4. The roof is structurally sound.
5. The existing insulation (if installed) is not water soaked.

Asphalt Shingles:

1. No more than two overlays of asphalt shingles shall be applied over one existing asphalt shingle roof or wood shingles.

Wood Shakes:

1. New roof covering shall not be applied over an existing shake roof unless the new roof covering is a special type approved by the California Building Codes. One overlay of wood shakes can be applied over an existing asphalt or wood shingle roof.

Wood Shingles:

1. Not more than one overlay of wood shingles shall be applied over existing wood shingles.

Tile Roofs:

1. Tile roofs may be applied over existing roof coverings when approved by the Building Official and substantiated by structural data indicating that the existing roof framing system is adequate to support the additional weight of the tile covering. An engineer's report may be required.

5. How can a reputable roofing contractor be located?

There are many local reputable roofing contractors. Roofing contractors are licensed by the Contractor's State License Board, are bonded and carry Workman's Compensation insurance for their employees. When a contractor is selected, ask for references and investigate them. Ask to see a copy of the Contractor's Warranty. Check with the Contractor's State License Board and the Better Business Bureau for any complaints against the company. The Contractor's State License Board can be reached at (800) 321-2752.

6. Who is responsible for obtaining the building permit?

Reroof permits can be obtained by the homeowner or a licensed contractor. It is a violation of state law if a contractor commences a reroof project without first obtaining a permit.

The homeowner can take out the permit for the contractor; however, this practice is not recommended. The permit holder is the person who is ultimately responsible for the completion of the project.

7. Is a permit required to replace some missing or broken shingles or shakes?

If minor repairs are made to roofs it is considered a roof maintenance item and a permit is not required. However, when large sections of roof need to be replaced, it is considered a reroof and a permit is required even though the entire roof is not being reroofed. Call us if you are unsure!

8. Does the new roof need to be inspected by the Building Division of the City of Folsom?

The City Building Division inspects all reroof projects for which a building permit is issued. Built-up roofs are inspected after the roofing is torn off and all rotted or damaged roof has been removed and replaced.

Shake and shingle roofs are inspected after the existing roof has been removed and the new sheathing has been nailed. Metal roofs are inspected after the installation of the nailing battens.

All of the roofs require a final inspection upon completion of the work.

It is the responsibility of the homeowner or the contractor to insure that all inspections have been made including the final inspection.

9. If the roof is replaced with shakes must they be fire retardant?

All roofs shall be fire-retardant treated class "C" and of a type certified by an approved testing agency.

10. Do the flashings, gutters and roof jacks need to be replaced?

On a built-up roof, vent flashings, metal edgings, drain outlets, metal counter flashing shall be removed and cleaned. Rusted metal shall be replaced. The metal shall be painted with primer prior to installation. On a shingle or shake roof, rusted or damaged flashing, vent caps and metal edgings shall be replaced with new materials as necessary.

11. What about "restoring" the shakes instead of replacing them?

The restoration of shakes consists of power washing the roof to remove loose dirt and fungus from the roof and then applying oxalic acid to enhance the wood color. Shakes that have deteriorated or are broken are replaced and then wood preservative and fire retardant chemicals are applied. Most companies guarantee the work for 5 years and offer a long maintenance contract for an additional cost, which extends the guarantee period on a pro-rata basis.

12. Can shingles replace tar and gravel on a roof that is flat or with a slight slope?

The building code states that asphalt shingles are not allowed on slopes less than 2 inches of vertical rise for every horizontal foot of run of the rafter. For asphalt shingles installed on slopes of 2:12 to less than 4:12 the shingles must be self-sealing and installed with two layers of type 15 felt underlayment. Wood shingles are not permitted on slopes less than 3:12 and wood shakes are not permitted below 4:12.