

13. What maintenance is required for the new roof?

Inspect the roof at least twice a year. Clean the roof drains of leaves and debris, which could plug roof drains. Notify the roofing contractor if a leak occurs. Do not allow foot traffic on the roof in very cold or very hot weather.

14. If a problem occurs with the new roof, whom does the homeowner contact?

If a licensed contractor installed the roof, the roof should be covered by a warranty. If the contractor does not make corrections or repairs to the roof, then the Contractor's State License Board should be notified.

NOTE! As of January 1, 2010 many new energy requirements for roofing went into effect. Visit our website for important information and forms!

IMPORTANT NUMBERS

The Community Development Department is located on the second floor of City Hall, 50 Natoma Street.

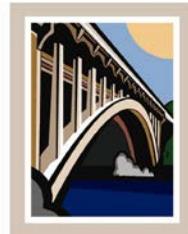
Building Division

Inspection Requests (916) 355-7210

General Information (916) 351-3555

**REROOFING
QUESTIONS
AND
ANSWERS**

**A Guide for
Owners and Builders**



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**Community Development
Department
50 Natoma Street
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INTRODUCTION

One of the most costly home maintenance tasks that homeowners may face is the replacement of the roof of their homes. The installation of roofs and the reroofing of buildings is governed by the provisions of the *California Building Code* and the manufacturer's written installation instructions. It is important that the procedures for reroofing, as stipulated by the *California Building Code* and Manufacturer Specifications, are followed by the homeowner or contractor to realize the maximum number of years of roof protection and safety to the home. This pamphlet will answer many reroofing questions that are frequently asked by homeowners.

1. How is the need for a new roof determined?

The most obvious indication for the need of a new roof is the leaking of water in several locations, or if the roof is 20 years old or older. Many times a roof's life can be extended temporarily through repairs to the leaking area; however, the final decision to replace the roof should be made with the assistance and opinion of one or more local licensed roofing contractors who are experienced in this field. Licensed roofing contractors are listed in the local telephone directory. The contractor will inspect for blocked gutters that can cause the water to back up under the shingles and cause rot, and will look for worn-out and broken shingles and shakes. At the same time the contractor will check for rusted and loose flashing

which can cause water leaks and fungus/moss growth, which can cause decay and deterioration.

2. Why is a building permit required to reroof a structure?

Building permits and the procedure for applying new roofs and reroofing is covered in the *California Building Code*. Before a reroofing permit is issued, the specifications for the roof are checked by the Building Inspection Division to insure that the roofing materials and application comply with building code standards and the manufacturer's installation requirements. Arrangements are also made for inspection of the roof as work progresses. This checking and inspection verifies that the work is done in a satisfactory manner thus assuring that the project complies with City Building codes.

3. Is it necessary to hire a roofing contractor or can the homeowner replace a roof?

Many homeowners choose to reroof their own homes to save the costs of labor. There are provisions in the building code that allow for this practice. The procedures for reroofing remain the same whether a homeowner applies the roof or if a roofing contractor is hired to do the work. The building inspector, through the inspection process, will inspect the roof for proper application in accordance with building code standards and manufacturer's recommendations regardless of who installs it.