



## Permit Requirements

A permit is required to reroof a residence. Permits may be obtained by either the homeowner or a contractor who is licensed by the State of Minnesota, Department of Labor and Industry.

## Building Code Authorization

The 2015 Minnesota State Building Code adopts by reference the 2012 International Residential Code (IRC). Chapter 9 of the 2012 IRC addresses both roofing and reroofing.

**Note:** The State Building Code is the standard that applies statewide for the construction, reconstruction, alteration, repair and use of buildings and other structures of the type governed by the code.

## Design, materials and construction

Section R901 of the IRC indicates that, "The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies."

## Reroofing requirements of the building code

With regards to the **reroofing** portion of Chapter 9 of the IRC, Section R907.1 requires that, "Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9."

## Manufacturer's installation instructions

Chapter 9, Section R903.1 of the 2012 IRC requires that roof assemblies shall be designed and installed in accordance with this code **and** the approved manufacturer's installation instructions. More specifically, Chapter 9, Section R905.1 requires that roof coverings be applied in accordance with this section **and** the manufacturer's installation instructions.

## Number of layers of asphalt shingles allowed

IRC R907.3 "Condition three allows for a total of two layers of asphalt shingles before tear off is required."

## Code requirements for 90 mph winds, 3-tab shingles, attachment, etc.

IRC Table R301.2(1) Basic wind speed criteria (90 mph).

IRC R905.2.4.1 addresses wind resistance requirements for asphalt shingles. All asphalt shingles (including 3-tab shingles) bearing the packaging label "ASTM D 3161, Class D" are approved for 90 mph wind speeds.

**Note:** Class F, G and H are approved for wind speeds greater than 90 mph.

IRC R905.2.6 Attachment of asphalt shingles shall be as required by the manufacturer.

Attachment of wood shakes and wood shingles shall be as per the manufacturer's installation instructions (usually a stainless steel fastener).

**Note:** The most important factor in achieving a wind-stable roof is having the sealant strip attach the shingles together.

## Metal drip edge

Is not required by the Minnesota Residential Code.

## Roof rafter space/attic ventilation

Ventilation is **not** required by the code to be upgraded or altered when reroofing.\*

\*See manufacturer's requirements for installing ice barrier.

## Roofing sheathing

When is roof sheathing structurally unsound? That determination must be made by a contractor, building consultant (engineer) and/or homeowner.

The building inspector does not make such a determination. IRC Section R905.2.1 indicates that, "Asphalt shingles shall be fastened to solidly sheathed decks or 1-inch-thick nominal wood boards.

(continued)

## Reroofing Info Sheet (cont.)

### Asphalt roofing manufacturers

The following asphalt roofing manufacturers\* are approved by the City of Plymouth (ESR = Evaluation Service Report as published by the International Code Council):

CertainTeed – ESR-1389

GAF – ESR-1475, ESR-3267

IKO – ESR-3532

Malarkey – ESR-3150

Owens Corning – ULER-2453-01

PABCO – ESR-1717

TAMKO – ESR-1501

\*The use of products manufactured by other asphalt roofing companies must be approved by the City of Plymouth prior to use.

### Ice barrier

IRC R905.2.7.1 The ice barrier shall extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

**Exception:** Detached accessory structures (garages and storage buildings) that contain no conditioned floor areas are not required to have an ice barrier.

**Note:** Some manufacturers of ice barrier materials require a minimum of two rows of ice barrier (no matter how little the roof overhang). Read the installation instructions.

**Note:** Some manufacturers of ice barrier materials require that the ventilation of the roof rafters (or attic) be provided.

IRC R907.3 (Exception #4) 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 in accordance with Section R905.

### Low slope roofs

Asphalt shingles are not allowed on roof slopes of less than 2:12. For roof slopes from 2:12 to 4:12, two layers of underlayment or other approved material is required.

### Flashing

IRC R907.6 requires that, “Flashing shall be reconstructed in accordance with approved manufacturer’s installation instructions.”

**Note:** Kickout flashing is not required during reroofing unless residing is being done concurrently.

### Recovering versus Replacement of Asphalt Shingled Roofs

IRC R907.3 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.

**Exception:** 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 in accordance with Section R905.

### Waiver or liability

“The information contained in this handout is intended to portray the most common areas of question and concern. The most current edition of the IRC adopted by the state will govern in all cases.”

**\*\*\*This information is a guide to the most common questions and issues.\*\*\*  
It is not intended, nor shall it be considered, a complete set of requirements.**