



Date 10/13/2004

ADMINISTRATIVE ORDER 000070 101304

Ordinance 355 Section 3

Request for clarification: What re-roofing activities are exempt from a permit?

FINDINGS:

Ordinance 355 Section 3 provides additional exemptions from permits, as required by the IRC and the IBC.

15.05.030 International Building Code Amendments

- A. Section 105.2 Work exempt from permit
 - 2. 105.2(14) is added to read as follows:
 - 14. Re-roofing of existing buildings where there are no structural elements being revised or replaced including the roof diaphragm.

15.05.040 International Residential Amendments

- A. R105.2 Work exempt from permit
 - 2. Section R105.2(10) is added to read as follows:
 - 14. Re-roofing of existing buildings where there are no structural elements being revised, including the roof diaphragm.

Concerns with re-roofing:

- The plywood acts as a diaphragm and is a structural element. If a quantity of plywood has the incorrect rating or is not attached per code, it can affect structural stability under conditions with lateral load.
- Commercial structures may have a fire rating required for the roofing material depending on the area, type of construction and occupancy classification.
- Adding additional load (>5 psf) to the roof requires structural analysis to assure adequacy of the existing structure.

DECISION:

The following activities are exempt from permit:

Original Reference #355101304; title updated 11/06

- *Replacement of plywood: Up to 200 square feet, or 15% of the roof area, whichever is greater.*
- *If a commercial structure, the new roofing material shall be of an equal or better fire rating.*
- *Roofing that adds less than 5 pounds per square foot of dead load to the existing roof.*

Note: There shall be no replacement of structural supporting members without a permit.

original signed 10/13/04

Building Official's Signature

Date