



City of Whittier

BUILDING & SAFETY DIVISION

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ROOFING AND REROOFING GUIDELINES

INTRODUCTION

Residential roofing and re-roofing requires a permit from the Building and Safety Division to assure compliance with adopted City codes. In addition, all C-39 roofing contractors shall have a valid Certification of Worker's Compensation Insurance, whether or not they have employees. (AB881)

Permits may be obtained by one of the following methods;

- A licensed and insured C-39 (Roofing) contractor
- A residential property owner (Owner/Builder) with the proper verification.
- A licensed and insured B Contractor only when the roof is in conjunction with the multiple trade requirements of the California State License Board. (A "B" Contractor may not take out a "Roof Only" single trade permit unless the contractor holds an additional C-39 classification).

All Roofs in the City of Whittier are required to meet a Class A Fire Rating.

HOMEOWNERS' ASSOCIATION (HOA)

A property may be subject to review and approval by a Homeowners' Association (HOA) which may be more restrictive than the City requirements. Contact you HOA for the most current requirements.

GENERAL REQUIREMENTS

Roofing shall comply with the requirements of the 2010 California Building Code, Chapter 7A & 15 and the 2010 California Residential Code, Section R327 & R905, as well as the City of Whittier Municipal Code. Additional requirements may apply from Plan Check the building codes for allowable roof slopes for different materials.

Asphalt Shingles: Not more than 1 overlay of asphalt shingles may be applied over an existing asphalt or wood shingle roof. When applied over wood shingles, at least 1 layer of Type 30 non-perforated felt underlayment is required.

Metal Roofing: Metal roofing shall be installed per the manufacturer's specifications. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly. Special Planning Division requirements apply for residential applications.

Clay or Concrete Tile Roofing: Tile roofs weighing less than 6lbs. ft² may be installed after existing roof coverings are removed without need for structural calculations. Tile roofs weighing 6lbs. ft² or more, **or** tile roofs of any weight when installed over an existing roof covering require structural calculations by a licensed engineer or architect. Barrel tiles shall have the open ends at the eaves sealed.

The Engineer of Record must also note that "**The entire structure is adequate to sustain the additional loads**", regardless if the original is torn off or not. Submit these calculations and a dimensioned framing plan for review and approval to the Building and Safety Division. A current ICC report # or equivalent for this product is required for approval.

Built-Up Roofing: Roofing shall be completely removed prior to applying the new roof covering unless approved by the Building Official per CBC 1507.9.8 & CRC R907.3. Provide a current test report (ICC #, NER #, UL # or equal) for listed assembly.

Rock Roofing: Roofing shall be completely removed prior to applying new roof covering. Roofing aggregates shall comply with CBC Standard 1507.10.2 and cementing adhesives with CBC Table 1507.10.2. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assembly.

Wood Shakes & Shingles: New wood shake or wood shingle roofing may not be applied over existing wood shakes or shingles unless such assembly is tested and listed to give the required rating classification. Solid sheathing is required unless justified by a test report. One layer of 18" Type 30 non-perforated felt shall be interlaced between each layer of shakes. Provide a current test report (ICC-ES #, NER #, UL # or equal) for listed assemble.

SPECIAL REQUIREMENTS

Special conditions apply to properties located within the identified Very High Fire Hazard Zone. Roofs shall comply with CBC sections 7A and 15, CRC sections R327 and R902 as well as the City of Whittier Municipal Code. All roofing and re-roofing shall be Class A rated assembly installed in accordance with its listing and the manufacturer's installation instructions.

When the roof profile allows for a space between the roof covering and the combustible roof deck, an ASTM E-108 Class A cap sheet shall be installed over the roof deck.

Where a roof valley flashing is installed, the flashing shall be not less than No. 26 gauge galvanized sheet corrosion-resistant metal installed over a 36" wide ASTM E-108 Class A cap sheet running the full length of the valley.

When installed, roof gutters shall be of a fire resistive material equal to the Class A roof assembly and be provided with the means to prevent the accumulation of leaves and debris in the gutter.

When installed, skylights and sloped glazing must be of tempered glass or other approved materials equal to the Class A roof assembly. Plastic skylights and plastic sloped glazing are generally not allowed.

On structures built **prior to 1941**, additional requirements may apply. Obtain Planning Division approval of the Architecture, finish materials, and colors.

INSPECTION INFORMATION

When installing a New Roof over Existing Roof Covering, the following inspections may be required:

- Prior to covering the existing roof (if applicable), a pre inspection to verify condition and a single layer of existing roofing is required.
- After installing batten, Class A cap sheet and/or an insulation system (if provided), an "OK to cover" inspection is required.
- After installation of the new roof covering, including roof jacks and flashings, exposed nail heads sealed with caulking and exposed jacks and vents painted, a final inspection is required.

When installing a New Roof over new or existing sheathing, one or more of the following inspections may be required:

- After removing existing roof covering an inspection is required prior to installing new sheathing when structural changes are made.
- After tear off, the existing sheathing inspection is required.
- After installing new sheathing and prior to installing the new roof covering, a sheathing nailing inspection is required.
- After installation of the new roof covering, including roof jacks and flashings, exposed nail heads sealed with caulking and exposed jacks and vents painted, a final inspection is required.

An OSHA approved ladder shall be provided, set up and properly tied off to the roof structure for inspections. At the time of inspection, the roofing materials must be on site for verification of class and type. Due to insurance and liability issues, City of Whittier inspectors are not permitted to set up the ladder.

Required inspections are dependent upon the roof material and method of installation chosen. In general, call for an inspection before covering something up. Refer to these guidelines for required inspections:

Additional conditions and inspections may apply for the Very High Fire Hazard Zone.

PERMIT INFORMATION

The following applications and forms are required for both a new roof and re-roof permit:

- Permit Application.

The permit application must contain and include the following information and description of the work:

- Clearly identify if property is located within the fire hazard zones.
- Specify type of materials to be removed.
- Specify the type of existing sheathing (i.e. spaced or solid sheathing).
- If applicable, specify the type of new sheathing or overlay to be installed. (I.e. ½" plywood, 15/32 OSB, etc.).
- Provide a copy of the roof material and/or assembly test report (i.e. ICBO#, NER#, UL#).
- Specify the type, weight, and number of layers of the moisture barrier (felt paper).
- Specify the number of squares (roof square footage).
- Specify the weight of tile roofing material (psf).
- If applicable, 2 copies of the structural calculations (Wet stamp and signed by Engineer).

Be aware that spaced sheathing is not acceptable for a "Class A" listed roof assembly. Permits stating this condition shall be reviewed and approved by the Building Official prior to issuance.

Wet-stamped structural calculations are required when the additional weight of the roofing material is 6 pounds per square foot (6 lbs/ ft²) or more. These calculations shall be prepared by a California-licensed architect or California-registered engineer. Such calculations shall be reviewed by the City of Whittier Building Official prior to permit issuance.

