



GENERAL RESIDENTIAL ROOFING REQUIREMENTS

Roofing projects shall comply with the 2012 International Residential Code. The following should be used as a guideline for requirements involved in new or re-roof installations for asphalt shingles:

- New roof sheathing shall comply with required thickness and allowable spans based upon existing roof rafter spacing. (Code sections regarding thickness and spans are available upon request)
 - Any new roof sheathing must be inspected prior to concealment
- Ice and water shield is required to begin at the eaves edge and extend at least twenty four inches (24") inside the exterior wall line
 - The ice and water shield must be inspected prior to concealment
- Underlayment shall be a minimum of 15 pound felt for roof slopes 4:12 or greater and shall be installed to completely cover the entire roof sheathing system. Double underlayment is required on roof slopes 2:12 to 4:12
- Base and cap flashing, valley lining, and sidewall flashing are required
- Drip edge shall be installed at eaves and gables of shingled roofs. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables.
- Roof ventilation will be verified at the time of inspection. The minimum net free ventilation area shall be 1/300 square feet of the vented space if at least 40% and not more than 50% of the required ventilating area is provided by vents located in the upper portion of the attic space. Ventilation can be accomplished by mushroom style vents or ridge vents in combination with soffit/eave vents. Installation of additional roof vents may be required on existing roofs with inadequate ventilation
- Existing plumbing vents and bathroom exhaust vents will be required to extend through the roof deck
- A maximum of two (2) layers of shingles are permitted. If two (2) layers exist, they must be removed down to the sheathing prior to the new installation

INSPECTIONS

- In progress or active inspection to verify compliance with the above requirements prior to concealment. **No work shall be concealed prior to inspection and approval by the Community Development Department**
- Final inspection
- **Contractors must call 847-357-4220 for all inspections 24 hours in advance. Please have your permit number and job address available to schedule an inspection**

This is not an all-inclusive list of requirements; additional requirements may need to be addressed based upon the scope of work of your project.