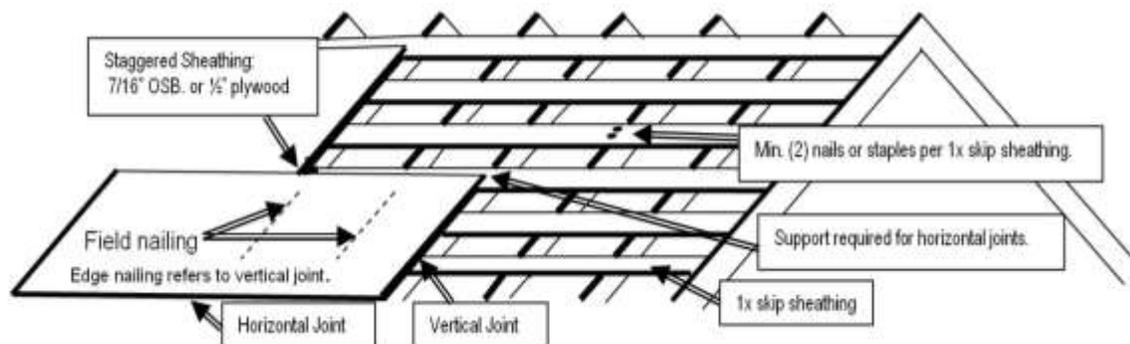




## RE-ROOF PROCEDURE AND INSPECTIONS

(Pre-roof inspections required)

When installing 7/16" OSB or 1/2" Plywood directly over 1x skip sheathing, the required nailing schedule is the maximum distance in inches between nails or staples. All skip sheathing shall have a minimum of (2) 8 nails at each rafter. After a Pre-Sheathing Inspection has been approved, sheets may be installed randomly and nailed to the skip sheathing. If no Pre-Sheathing Inspection is performed, then all sheets must be installed as if skip sheathing did not exist, all joints staggered, 10 nails used, nailed to the rafters at 6" O.C. at the edges, and 12" O.C. in the field. (See diagram)



### Please verify the following before calling for the re-roof inspection.

This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions. Refer to the 2007 or 2010 California Building Code.

#### General Inspection Checklist

- Ladder/access and fall protection equipment must be provided and meet minimum safety standards.
- 2-3 inspections are required for re-roofs. They are **Pre-Sheathing Inspection**, **Nailing Inspection** and **Final Inspection**, or for an overlay **Pre-Roof Inspection** and **Final Inspection**.
- When solid sheathing is installed as a structural component without crediting the skip sheathing, a Pre-Sheathing Inspection is not required. (See description at top of page.)
- The job address must be posted in a visible location.
- The permit / job card to be on site and accessible to the inspector. Permit information is correct (address, permit number, description of work).
- Approved plans are required for work involving structural elements including additions/modifications, change of roof pitch, relocation of mechanical units or the installation of heavier materials than previously installed.
- New roof coverings shall not be installed without first removing existing roof coverings when:
  - 1) The existing roofing is water soaked or is degraded to such a point that it cannot provide an acceptable base for the additional roofing material.
  - 2) Where the existing roof covering is wood shake, slate, clay, or cement tile.
  - 3) Where the existing roof has 2 or more applications.

### ✓ 1. Pre-Sheathing Inspection:

- ❑ A Pre-Sheathing Inspection may be eliminated when roof sheathing is being installed “as a structural element.” All vertical joints must occur at rafters/trusses and nailing is sized to penetrate through skip sheathing and 1-½” minimum into rafters/trusses. (Typically 10 box or common nail.)
- ❑ A Pre-Sheathing Inspection is required after the removal of all existing roof covering material and underlayment & prior to sheathing.
- ❑ Each piece of skip sheathing must be securely attached to each rafters or truss with minimum of (2) fasteners at intersections.
- ❑ Skip sheathing and framing must be structurally sound, free of rot, or other damage and inspected prior to the application of new sheathing.

### ✓ 2. Nailing Inspection:

- ❑ When the existing roofing material is being removed and replaced, and the underlying sheathing is being replaced or added over skip sheathing, a nailing inspection is required prior to any roofing materials being placed.
- ❑ Fastener’s heads or crowns must not penetrate the outer veneer of plywood. (Per APA – The Engineered Wood Association)
- ❑ Sheathing cut into widths less than 24” require solid blocking at all panel edges. (Per APA – The Engineered Wood Association)
- ❑ Sheathing gapped 1/8” at edges. (Per APA - The Engineered Wood Association)
- ❑ Water heater exhaust vents to be double-wall B-vent type or asbestos in good condition secured away from wood with a min. clearance of 1”.
- ❑ “Cut-outs” for vents (dormers, eye-brows, turbines, etc.) must be clearly marked on sheathing to show location and number of vents.
- ❑ All sheathing must be exposed, although ridge may be loaded with materials.

### ✓ 3. Pre-roof Inspection: Overlay Only

- ❑ A Pre-Roof Inspection is required prior to the installation of an additional layer of roofing material over an existing layer.

### ✓ 4. Final Inspection:

- ❑ Final inspection when all work is complete.
- ❑ Proper installation of roof covering.
- ❑ Cross ventilation provided in all attics. Openings shall total 1/150 of the attic area with 50% of the total required ventilation at least 3’ above the eave vents, and located within 2’ vertical distance of roof ridge. –2010 CBC 1203.2 & California Energy Code 152(b)1 Hc. (Climate Zone 13).
- ❑ Flashings to cover all exposed sheathing edges. Proper flashings / counter flashings at chimneys, skylights, roof-to-wall transitions, “crickets” behind chimneys and as required per manufacturer’s instructions.
- ❑ A “Cricket” is required at the ridge side of any chimney and/or roof penetration greater than 30” wide measured perpendicular to the slope. – 2007 CBC 1507.2.9.4 & 2010 CBC 1503.6
- ❑ Any roof-mounted equipment (A/C units, Coolers, Platforms, etc.) shall be re-secured to roof and fasteners weather protected with sealant. Lag screws (¼” x 1-½” min. size) are required for the re-attachment of all A/C stands. A/C units must be secured to stands for seismic displacement.
- ❑ All re-used vents and roof jacks must be cleaned and painted a blending color to match roof.
- ❑ All exposed nail/staple heads must be “spotted” with an approved sealant.
- ❑ Carbon monoxide alarms shall be installed in all dwelling units where reroofs occur as of 1/1/2011. – 2010CBC 420.4.2