



BUILDING DIVISION

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RESIDENTIAL REROOFING REQUIREMENTS

2006 International Residential Code

Town of Erie requires a 110 mph sustained wind warranty from the manufacture.

Town of Erie requires ASTM D 3161- F minimum shingle design

- ✓ Ice shield is not required.
- ✓ 3-Tab Shingles are not permitted on habitable structures
- ✓ Contractor is required to provide a ladder for ~~mid roof inspection and final inspection.~~
- ✓ ~~Mid roof inspection is required when roof is 25% to 70 % completed.~~
- ✓ Drip edge is required on eaves and not on rakes, but strongly recommended.

R907.3 Re-covering Versus Replacement:

New roof coverings shall not be installed without first removing existing roof coverings.

R907.5 Reinstallation of Materials:

Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counter flashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R907.6 Flashings:

Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation. Jacks may be reused if not in poor condition or past their serviceable life.

R905.2.8.4 Sidewall Flashing:

Flashing against a vertical sidewall shall be by the step-flashing method.

R905.2.8.2 Valleys:

Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals
2. For open valleys, valley lining of two plies of mineral surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457mm) and the top layer a minimum of 36 inches (914 mm) wide.



Attention Residential Roofing Installers

Re-roof Permit Policy

April 2, 2019

Effective immediately, and until further notice, the Town of Erie Building Division is implementing the following re-roofing permit policy for attached and detached single family dwellings:

Re-roofing permits no longer require the mid-roof photo and material delivery ticket submittal prior to scheduling the final roof inspection (**no mid-roof inspection will be performed**).

The final roof inspection shall comply with the following requirements:

- Roof access (ladder) shall be provided by the contractor.
- Ladder shall be secured in accordance with OSHA standards.
- Permission must be granted for an inspector to enter a fenced rear or side yard.
- The inspector is not required to access a roof with a pitch greater than 4:12 or if conditions appear unsafe.
- A \$49 re-inspection fee will be assessed if the roof is not complete and ready for final inspection, required access is not provided, or the inspection card is not on site. This fee must be paid prior to requesting a final roof re-inspection.

Ed Kotlinski

Chief Building Official

Town of Erie

3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380 Class S Type III, Class M Type II, or ASTM D 3909 and at least 36 inches wide (914 mm) or valley lining as described in Items 1 and 2 above shall be permitted. Specialty underlayment complying with ASTM D 1970 may be used in lieu of the lining material.

R905.3.3.1 Low Slope Roofs:

For roof slopes from two and one-half units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be a minimum of two layers underlayment applied as follows:

1. Starting at the eave, a 19-inch (483 mm) strip of underlayment shall be applied parallel with the eave and fastened sufficiently in place.
2. Starting at the eave, 36-inch-wide (914 mm) strips of underlayment felt shall be applied, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently in place.

R905.3.6 Fasteners:

Nails shall be corrosion resistant and not less than 11 gage, 5/16-inch (11 mm) head, and of sufficient length to penetrate the deck a minimum of ¾ inch (19 mm) or through the thickness of the deck, whichever is less. Attaching wire for clay or concrete tile shall not be smaller than 0.083 inch (2 mm). Perimeter fastening areas include three tile courses but not less than 36 inches (914 mm) from either side of hips or ridges and edges of eaves and gable rakes. (6 nail pattern typical for wind load).

If you have any questions please call 303-926-2780.