INDIAN RIVER COUNTY/CITY OF VERO BEACH
BUILDING DIVISION
1801 27th Street, Vero Beach, FL 32960 772 226-1260

7th Edition- RESIDENTIAL & COMMERCIAL RE-ROOF PERMITTING REQUIREMENTS

1. Re-roofing permit application and documents on-site for inspection.
2. Provide a current Florida Product Approval or Miami-Dade Notice of Acceptance on the job site. The roof assembly that is to be installed needs a tested assembly that meets or exceeds the components and cladding pressures located on the roof components and cladding worksheet for reroofs. Some instances, such as flat roofs, may require a design professional to recalculate the Product Approval's /NOA's attachment of the roof system to meet the component and cladding pressures which exceed the design limitations of the proposed system. Asphalt shingle roof assemblies do not need to meet components and cladding pressures but must meet ASTM D 3161Class F or ASTM D 7158 Class H or TAS107.
3. Provide installation instructions when applicable on the job site. Inspectors will review the Product Approval information and applicable installation instructions while performing roofing inspection.
4. Roof overs (new roof covering placed over an existing roof covering) are only allowed over an existing roof covering that was installed with the original construction of the building after March 1, 2002 or a re-roof permit after October 1, 2007.
5. Restroom facilities/ Porta Potty available for workers.

INSPECTION REQUIREMENTS

The following inspections are required, additional inspections may be required for some re-roof projects.
(Note: Some Re-Roof projects may also require a Roof Above Deck Insulation Inspection. Additionally, roof systems that required 2 layers of underlayment will require an Intermediate Roof Covering Inspection.)

1. **Roof Sheathing Inspection.** An owner acting as his own contractor must have a roof sheathing inspection prior to dry-in to verify attachment per the 7th Edition FBC Existing, Table 706.7.1.2, or the Roof Assemblies Miami-Dade NOA or Florida Product Approval whichever is applicable. Roof Sheathing Affidavit will **not** be accepted. Roofing Contractors are allowed to submit the Indian River County Roof Sheathing Affidavit in lieu of the Roof Sheathing Inspection. Affidavit must be turned in to the Building Division prior to scheduling the Dry-In Inspection. Affidavits are only accepted for re-roof projects; all new construction must have roof sheathing nailing inspected by the Building Division.

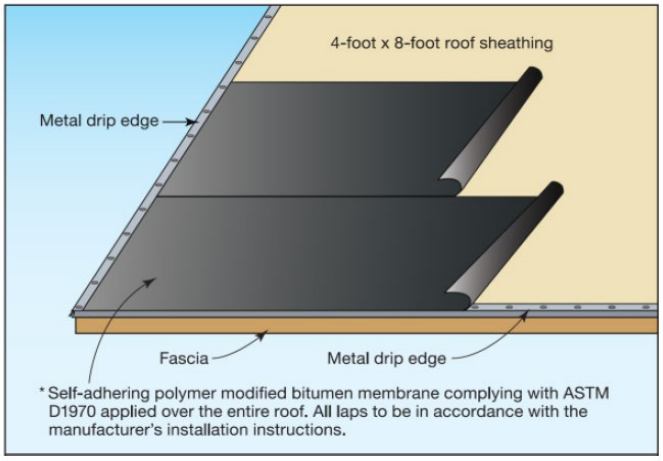
Table 706.7.1.2

EXISTING FASTENERS	EXISTING SPACING	WIND SPEED 110 MPH OR LESS SUPPLEMENTALFASTENER SPACING SHALL BE NO GREATER THAN	WIND SPEED GREATER THAN 110 MPH SUPPLEMENTAL FASTENER SPACINGSHALL BE NO GREATER THAN
Staples or 6d	Any	6" o.c.[b]	6" o.c.[b]
8d clipped head, round head, smooth or ring shank	6" o.c. or less	None necessary	None necessary
8d clipped head, round head, smooth or ring shank	Greater than 6" o.c.	6" o.c.[a]	6" o.c.[a]

Roof over damage inspection
If the intent of the permit is to apply a roof covering over an existing roof covering, a damage inspection is required instead of a roof dry-in. Per 706.3 of the Florida Building Code Existing – new roof coverings shall not be installed without prior approval by the inspector.

2. Dry-In. The underlayment must be completely installed, all penetrations sealed and the sheathing inspection approved. No roof covering can be installed until this inspection has been completed and approved. When a roof covering is being installed over an existing roof covering, a damage inspection (902) is used for the dry-in inspection required by the Existing Building Code Section 706.3 prior to commencing work. Applicant may schedule the Roof Dry-in, Roof Flashing and Roof Covering In-Progress can be requested at the same time.

706.7.2 Roof secondary water barrier for site-built single-family residential structures. A secondary water barrier shall be installed using one of the following methods when roof covering is removed and replaced. Underlayment shall comply with **Section R905.1.1** of the Florida Building Code, Residential. Below are the three typical types of underlayment systems.

<table>
<tr>
<td> 
</td>
<td>System # 1- Apply a Self-Adhering Polymer-Modified Bitumen underlayment complying with ASTM D1970 applied over entire roof deck.

Allowable for slopes greater than 2:12 and above.</td>
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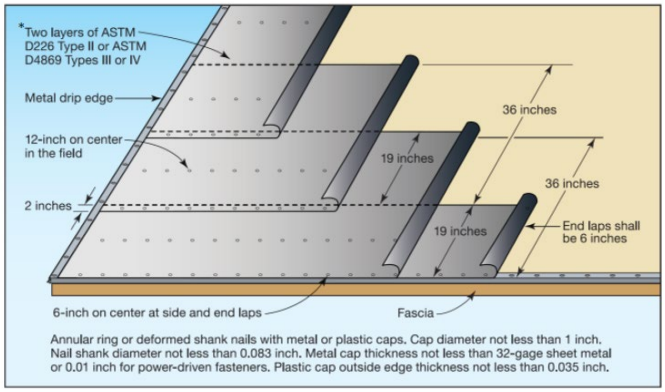
<td> 
</td>
<td>System #2- Apply two layers of felt underlayment complying with ASTM D226 Type II or ASTM D4869 Type III or IV or two layers of a synthetic underlayment meeting the performance requirements specified, lapped and fastened as specified. Apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply a 36-inch wide sheet of underlayment, overlapping successive sheets 19 inches; end laps shall be 6 inches and offset by 6 feet. Where felt underlayment is used it must be 30# or equivalent.

Allowable for slopes greater than 2:12 and above.</td>
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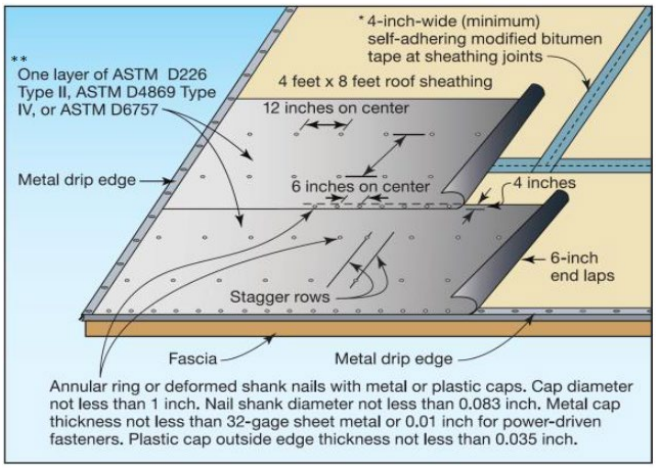
<tr>
<td> 
</td>
<td>System # 3- Apply a minimum 4-inch wide strip of self-adhering polymer-modified bitumen complying with ASTM D1970 or a minimum 3 ¾-inch wide strip of self-adhering flexible flashing tape complying with AAMA 711, applied over all joints in roof decking. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 4 inches, end laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with two staggered rows in the field of the sheet with a maximum fastener spacing of 12 inches o.c. and one row at the end and side laps fastened 6 inches o.c. Where felt underlayment is used it must be 30# or equivalent.
Allowable for slopes greater than 4:12 and above. This System is not allowed for slopes less than 4:12. Use System #1 or 2 if slope is less than 4:12.</td>
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</table>

3. Flashing Inspection. This inspection is done at the same time as the dry-in or roof covering inspection. All the flashing must be completed and visible. Flashings are to cover all exposed sheathing edges. Proper flashings and counter flashings at chimneys, skylights, roof-to-wall transitions, as required for the type of roofing material and manufacturer's installation instructions.

R905.2.8.5 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches (76 mm). Eave drip edges shall extend $^1/_2$ inch (13 mm) below sheathing and extend back on the roof a minimum of 2 inches (51 mm). Drip edge at eaves shall be permitted to be installed either over or under the underlayment. If installed over the underlayment, there shall be a minimum 4 inch (51 mm) width of roof cement installed over the drip edge flange. Drip edge shall be mechanically fastened a maximum of 4 inches (102 mm) on center.

4. Roof Covering. An in-progress inspection must be made as the roof contractor is on site and installing. Minimum 2 squares/200 sq. ft. (i.e. 6 bundles of shingles) to be installed, maximum approximately 25%. Inspectors need to see the progression of the installation of the roof system. This includes items such as roof mastic/sealants, product application, fastening pattern, fasteners, clips, attachment systems and foam. In-progress area should be located in Zone 3 as this is the most stringent roof zone. This inspection may include different roof systems areas such as sloped, flat, etc. The fastening of the roof covering must be in accordance with the requirements of the Miami-Dade NOA or Florida Product Approval (6 nails required per shingle or as required by the NOA or Florida Product Approval). **This inspection may be exempt for 5V metal roofs with exposed anchors (nothing concealed, if Product Approval requires a sealant then this inspection would be required in that case).**

5. Final Inspection. To be conducted when roof assembly installation is complete, all required preliminary inspections are complete, and all debris and dumpster has been removed. Inspector will inspect multiple sides of the roof using a ladder, mirror and walking on some roof areas (typically inspectors do not walk on tile roofs and will use extreme caution on metal roof systems). Inspector will check penetrations, vents, drainage, scuppers, weep holes, crickets, valleys, sidewall, head wall, flashing, kickouts, plumbing vent heights above finished roof, etc.

Some Re-Roof permits may require additional inspections. Please see below for inspection type and description of inspection.

Roof Above Deck Insulation Inspection. This inspection is required when the replacement roof system contains mechanically attached insulation board (ISO). Installation of boards must comply with the approved system requirements and manufacturer's installations instructions shall be on-site for the inspector.

Intermediate Roof Covering Inspection. This inspection is required when the replacement roof system that has 2 layers of underlayment. The 1st layer of underlayment (Base Sheet) will be inspected at the Dry-In Inspection. Once secondary underlayment (Cap Sheet) is installed you must schedule the Intermediate Roof Covering Inspection.

Additional Items of Interest

Ladders

- Please provide ladder access on all job sites.

Permit Package

- Permit Package with all approved permit documents and Product Approvals and NOA's must be on the job site.

Ventilation of Attic

- Roof ventilation shall comply with R806.
- Aggregate area of opening shall total 1/150 of the area of the attic per R806.2
- When 40% and not more than 50% of openings are in the upper portion of the attic and located no more than 3 feet below the ridge or highest point of the space, the above ratio can be reduced to 1/300.
- When eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch air space shall be provided between the insulation and roof sheathing at the location of the vent per R806.3.

Missed Inspections

- If you have missed any of your required inspections please contact the Building Division immediately. Additional requirements and possible fines will apply to permit.