

What is the Purpose of a Roofing Permit?

The purpose of a roofing permit and subsequent inspections is to protect the interest and safety of property owners by documenting the work performed and ensuring established codes are followed.

Permits also substantiate that the work is being held accountable to a properly licensed and bonded contractor, *if not the property owner*. Failure to obtain a permit can result in possible fines and penalties varying from a double permit fee to a \$257.00 Civil Infraction.

How Many Layers of Roofing are Allowed?

With the adoption of the International Residential and Building Codes (IRC and IBC) came significant changes to the requirements for roof coverings over previous codes. Now, the total roofing layers may not exceed 2 after completion of a new roof. And, if there are 2 or more layers currently, then all layers must be removed before installing a new layer.

At What Point do I call for Inspection?

Roofing jobs require a minimum of two inspections. If there is currently only one roof and a simple recover is being performed, the first inspection will need to take place before any work begins. In situations where the roof is to be torn off, the first inspection won't be needed until after the ice shield is put on, but before the new shingles are applied.

A Final Inspection is required upon completion of the roof. It is a necessary inspection so that it can be documented that the job was finished and completed in accordance to code.

It is the responsibility of the permit applicant to request the appropriate inspections and to have the work remain accessible and exposed for inspection purposes until approved. Failure to request appropriate inspections or covering work prior to approval may necessitate a \$75 re-inspection fee and the removal of sections of the roof at the applicant's expense.

What will be Inspected?

The Inspectors will verify that the roof was applied per the manufacturer's specifications and the minimum requirements of the IRC and IBC. Typically, this means they will check to see that:

1. the condition of the deck is suitable in both tear-off and roof over situations;
2. there are no more than 2 layers of roofing upon completion;
3. the Ice Shield has been installed per the International Codes;
4. there is adequate ventilation of the attic space;
5. there is an Engineering Report for all membrane roofs applied over an existing roof.

There may be other factors affecting your roofing project that will be subject to inspection. It is your responsibility to be familiar with the code as it applies to the job and your specific circumstances.

Ice Shield Requirements:

An ice barrier that consists of at least 2 layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall extend from the eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building as diagramed below.

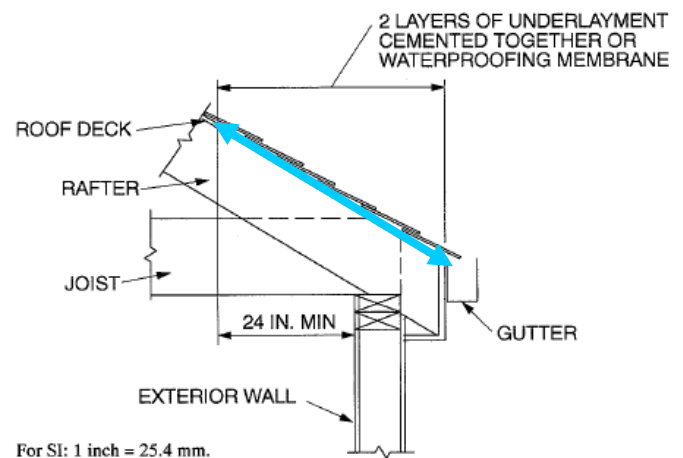


Figure R905.2.7.1(2)
PROTECTIVE ICE SHIELD

For more information, please contact:

City of Spokane Building Department
3rd Floor, City Hall, 808 W. Spokane Falls Blvd.
Spokane, Washington 99201
(509) 625-6300
www.buildingspokane.org