



City of Ontario

BUILDING DEPARTMENT

303 EAST "B" STREET, CIVIC CENTER, ONTARIO, CALIFORNIA 91764-4196

TELEPHONE: (909) 395-2023 FAX: (909) 395-2180

GENERAL REROOFING REQUIREMENTS

All reroofing projects shall be done in compliance with Appendix Chapter 15 of the California Building Code, 2001 Edition, and applicable ICBO/ICC reports for proprietary systems. All proprietary materials shall have a ICBO/ICC number. A copy of the applicable ICBO/ICC report shall be attached to the permit application. Visit us at Ontario City Hall or call us at 909-395-2023 if you need further assistance.

PERMIT REQUIREMENT: A building permit is required for all reroofing except for repairs totaling less than 100 square feet.

PLAN CHECK REQUIREMENTS:

Generally the submittal of a plan for review is not required for reroofing with asphalt shingles or built-up roofs when it is done in conformance with the criteria stipulated under section Allowable Overlayments.

Tile and other heavy reroofing materials:

- 1) Plans and calculations are not required for roofing materials weighing 6 lbs. per sq. ft. or less.
- 2) For roofing materials weighing over 6 under 10 lbs. per sq. ft. and the roof is conventionally framed, provide a roof framing plan showing member sizes which will be reviewed by the Department for its structural adequacy.
- 3) For roofing materials weighing over 6 but under 10 lbs. per sq. ft. and the roof is non-conventionally framed, i.e. trusses, a roof framing plan with structural calculations by a licensed civil/structural engineer or architect showing the structural adequacy of the roof framing shall be provided.
- 4) For all roofing materials weighing more than 10 lbs. per sq. ft., a roof framing plan and structural calculations by a licensed civil/structural engineer or architect shall be submitted to substantiate that the building is adequately designed to resist both the vertical and lateral loads stipulated in the California Building Code. The calculations shall be corroborated with additional plans and details.

ALLOWABLE OVERLAYMENTS: An overlayment is a new roof system over the existing roof system.

- 1) Class C roof covering is required as a minimum.
- 2) Asphalt Shingles: Not more than one (1) overlay of asphalt shingles may be applied over an existing asphalt shingle unless additional overlays are justified with an engineering analysis.

- 3) **Built-up Roofs:** A built-up roof may not be applied over an existing built-up roof unless evidence is submitted to justify the following:
 - a) Roof framing can sustain additional loading.
 - b) No more than one existing roof covering.
 - c) Existing roof covering is attached to the deck.
 - d) Existing insulation is not water soaked.
- 4) **Tile:** Tile roofs may be applied over existing roof coverings when the installation is substantiated by an engineering analysis and approved by the Building Official.
- 5) **Metal Roofing:** Metal roofing may be applied over an existing roof covering when approved by the Building Official.

INSPECTIONS

The following inspections are required for reroofing verify its compliance with minimum construction standards.

- 1) **Tear-off:** All materials must be removed with the sheathing exposed and all rotted or deteriorated wood replaced.
- 2) **Sheathing:** If new sheathing is installed, the material and nailing need to be inspected, if plywood is added over spaced sheathing for asphalt shingles, a nailing inspection will not be required.
- 3) **Final:** A final inspection is required when a job is completed.
- 4) **Access:** Inspectors cannot enter yards with dogs present.
- 5) **Ladders:** An access ladder shall be made available for inspector's use. The ladder shall have a minimum duty rating of 250 pounds and be OSHA-approved.