



RESIDENTIAL REROOFING GUIDE

Types of Reroofing:

1. Tear off with no repairs

Removal of shingles, felts, etc. down to sheathing and replacement with matching or similar roofing materials.

No permit or inspections required. Work must still be installed in accordance with the provisions of the current Residential Code of Ohio (RCO).

2. Tear off with repairs.

Removal of shingles, felts, etc. down to sheathing and replacement with matching or similar roofing materials. Limited sheathing repairs - **LESS** than 50%.

No permit or inspections required. Work must still be installed in accordance with the provisions of the current Residential Code of Ohio (RCO).

3. Tear off w repairs and/or OVERLAY.

Removal of shingles, felts, etc. down to sheathing and replacement with matching or similar roofing materials and limited sheathing (**LESS** than 50%) replacement and/or overlay of new sheathing over existing deck boards.

No permit or inspections required. Work must still be installed in accordance with the provisions of the current Residential Code of Ohio (RCO).

4. Total replacement:

Tear off shingles, felts, etc. down to sheathing and replacement with matching or similar roofing materials and replacement of **MORE** than 50% of sheathing or any repairs of structure below.

Permit and inspections required. Submit for permit – inspections will not be able to be scheduled until the following day.

Applications to be submitted on line at www.ketteringoh.org

- see access Kettering instructions for submitting application and uploading drawings



Notes and requirements:

Inspections:

Photographs submitted after the work completed will not be accepted for inspections without prior application for permit and discussion with building department.

Ice Protection requirements

The Current Residential Code of Ohio RCO, in Table 301.2(1) criteria so designates, an ice barrier that consists of at least two layers of underlayment cemented together or of a self- adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Exception: detached accessory structures that contain no conditioned floor area."

Drip edge requirements

The current RCO Section requires drip edge if required by the manufacturer. The current OBC Section requires drip edge at eaves and gables of shingle roofs.

Existing deck boards and sheathing requirements

The current RCO Section requires "Asphalt shingles shall be fastened to solidly sheathed decks."

Therefore, if the existing sheathing is in structurally sound, it can be used for the new installation.

Exception: If the existing roof sheathing is spaced lumber or damaged such that it will not hold a nail, it must be covered or replaced.

Note – although the code may not require new sheathing the roofing manufacturer may require new sheathing to meet the warranty.

How many layers of fiberglass shingles can I put on a roof without removing the existing roof coverings?

Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

- A. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
- B. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
- C. Where the existing roof has two or more applications of any type of roof covering.