



City of Vacaville  
Community Development  
Building Division

## Residential Re-Roofing Checklist

***This is to be used as a general checklist: it is not inclusive of all code requirements and inspection criteria.***

Per 2022 California Residential Code (CRC)

**Material changes for re-roofs require Planning approval before proceeding**

### **INSPECTION'S REQUIREMENTS:**

Two inspections are the minimum, tear off and final inspection.

The first inspection is required to verify the existing solid sheathing and any needed repairs are present, or the nailing of the new solid sheathing, prior to the placement of any roofing material or underlayment. The second inspection is required when the re-roof installation is complete.

A safe ladder secured to the building is required to be in place for both inspections.

- Verify each package of roofing material bears the label of an approved agency for the inspection of material and finished products during manufacture. R904.4
- Verify material is installed per the manufacturer's instructions to achieve a fire retardancy rating of Class A, B, or C. R902.1
- Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck. R908.3
- Verify missing, rusted or damaged flashing and counter flashing, vent, caps and metal edging is installed or replaced with new materials. R908.5

### **ASPHALT/FIBERGLASS COMPOSITION SHINGLES**

- Verify Composition shingles are installed and fastened according to the manufacturer's instructions. R905.2
- Composition shingles shall be installed over solid sheathing and slope shall be minimum 2/12, special underlayment required for less than 4/12.
- Underlayment shall comply with Table 905.1.1(1)

### **CLAY AND CONCRETE TILE ROOFING**

- Roofing tiles to be installed as per R905.3 and per manufacturer's installation instructions. One fastener per tile. All rake tiles to have two fasteners per tile.
- Deck slope must be 2.5/12 or greater for tile applications
- Underlayment shall comply with Table 905.1.1(1)

### **BUILT-UP ROOFING**

- Built-up roofs shall be installed in accordance with R905.9 and the manufacturer's instructions.
- Built-up roofs shall have a design slope of not less than 2 percent slope for drainage, except for coal-tar built-up roofs, which shall have a design slope of not less than 1 percent. R905.9.1
- Roof covering materials shall comply with Table 905.9.2 or UL55A.

### **ROOF NAILING**

- Roof sheathing – 7/16” o.s.b. or 1/2” plywood or thicker. Nailing shall be 6” on center for edge nailing and 12” on center for field nailing. All structural piece must be structural sound enough to carry all live and dead loads. Table R602.3(1)

#### **GENERAL REQUIREMENTS (ALL ROOFS)**

- Corrosion resistant nails are to penetrate sheathing or be long enough to penetrate 3/4” of an inch into sheathing whichever is less.
- Plywood or OSB grade stamp visible and as per plan.
- Roofing supplies to be on job site with manufactures specifications. R904.4
- Verify all metal allowed to remain is primed prior to re-roofing installation. R908.6
- Attic ventilation in place with 1/8” mesh over opening, not less than 1 Sq. foot of vent for every 150 square foot of attic. R806
- Crickets or saddles at all roof penetrations greater than 30”. R903.2.2
- Crickets after roof sheath approval (may leave(cricket)un-nailed, similar for Dutch gables) Access to mechanical equipment located on the roof shall be maintained or install as required by the Mechanical code (permanent access required).
- All penetrations including vents, flues, solar and exhaust to be installed through sheathing before inspection.
- Smoke alarms per R314. In sleeping units and hallways serving sleeping units, on each level, top and bottom of all stairs.
- Carbon monoxide detectors per R315 in hallway(s) serving sleeping units and on each level of the house.