

New Roofing
&
Re-Roofing Requirements

City of Beatrice
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Building Inspection Department
205 North 4th Street
Beatrice, Nebraska 68310

Phone (402) 228-5250 Fax (402) 228-2312

Date: February 1, 2007

To: All Property Owners, Contractors and Building Designers

RE: New Roofs & Re-Roofing Requirements

Building Design Parameters –

Seismic Zone: 2A
90 MPH Wind Speeds
25 PSF Snow Loads

Permit Applications Required –

Building Permit
(other permits may apply)

Required Plan Submittals –

Site Plan – Use back of permit

Inspections Required –

Framing – (Framing Inspection will be required if more than 50% of the sheeting has been removed and replaced)

Final Inspection – A one time inspection will be required during the installation process. Once all felt paper, flashing and the installation of the roofing has commenced you must call for your inspection. Inspection must be made prior to finish of installation.

Basic Requirements & Restrictions –

1. Review the list below for roofing code requirements.
2. The Permit Holder is responsible for scheduling all required inspections.
3. The permit is based on the valuation of the materials and the labor to install the roof. Any removal costs are not a part of the permitting process.

2003 International Residential Code®

General – Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this code. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's installation instructions such that the roof assembly shall serve to protect the building or structure.

Underlayment – Unless otherwise indicated by the roofing manufacture all roofs will have underlayment installed.

Flashing – Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).

Coping – Parapet walls shall be properly coped with noncombustible, weatherproof materials of a width no less than the thickness of the parapet wall.

Ventilation required – Every roof must have proper ventilation as per current building codes, and sized per attic space concealed. Ridge vents are permitted.

Structural and construction loads – The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

Re-covering versus replacement – New roof coverings shall not be installed without first removing existing roof coverings where ANY of the following conditions occur:

1. 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.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to moderate or severe hail exposure.

All questions may be directed to the Community Planning & Building Inspections Department at (402) 228-5250.