

Roofing Definitions & Guidelines

“Roof-over” – This is a free standing roof system that is not attached to the existing roof system/deck.

“Reroofing” – See “Roof Recover” or “Roof Replacement”

“Roof Recover” – The process of installing an additional roof covering over a prepared existing roof covering without removing the existing cover.

“Roof Replacement” – the process of removing existing roof covering, repairing any damaged substrate and installing a new roof covering.

“Roof Repair” – Reconstruction or renewal of any part of an existing roof for the purpose of maintenance. Per FBC-EB 611.1.1 not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced, or recovered in any 12 month period unless the entire roofing system or roof section conforms to requirements of the code.

“Roof Covering”- The covering applied to the roof deck for weather resistance, fire classification or appearance

“Built-UP Roof Covering” - Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

“Modified Bitumen Roof covering” – One or more layers of polymer-modified asphalt sheets. The sheet materials shall be fully adhered or mechanically attached to the substrate held in place with an approved ballast layer

“Underlayment” – one or more layers of felt, sheathing paper, non-bituminous saturated felt or other approved material over which steep slope covering is applied

“Press & Stick Underlayment” – self-adhesive underlayment that shall be installed per manufactures’ installation details regarding overlap and number of layers required as determined by slope

General Information

Seams must be sealed with a 4 wide self adhering strip at all seams **or** a full sheet of self adhering material (peel&stick) **or** #30 felt underlayment meeting the slope requirements for roofing installation.

Underlayments:

Roof slopes (R 905.2.7) 2/12 to 4/12- require **two** layers of the #30 felt or with a min. 19 inch overlay for each layer. 1 inch cap nails shall be min. 12” o.c. in the field with 6” o.c. at overlap.

Roof slopes (R 905.2.7) 4/12 and above - may use a single layer lapped 2.” 1 inch cap nails shall be 6” o.c. at overlaps and 12” o.c. in two staggered rows in the field.

“Press & Stick” – self-adhesive underlayment shall be installed per manufactures’ installation details for overlap and number of layers required as determined by slope.

Drip Edge (R 905.2.8.5) - shall be overlapped a minimum 3” and fastened 4” o.c. The drip edge may be installed under or over the underlayment. If drip edge installed over underlayment there shall be minimum 4” roof cement covering or approved alternate material.

Flashing (R 905.2.8.1) – a minimum 4 x 4 “L” with a minimum 4” sealed overlap, shall be attached minimum 6” o.c.

Valleys (R 905.2.8.2) - open valleys may be min. 16” corrosion-resistant metal or two layers of rolled mineral material 18” bottom with 36” top layer. Closed valleys shall be one ply of 36” wide roofing materials

Crickets (R 903.2.2) - required at any location over 30” wide that impedes water flow.

“Recovering Versus Replacement” (FBC-EB 611.3)

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. When the old roofing is water-soaked or deteriorated to the point that it is not suitable as a base for additional roofing.
2. When blisters exist in any roofing, unless blisters are cut or scraped open and nailed down before applying additional roofing.
3. When the existing roof surface is gravel or the like, the gravel shall be thoroughly removed or all loose gravel removed and approved base material installed before applying additional roofing.
4. When existing roof is slate or the like.
5. When sheathing or supports are deteriorated to the point that the roof structural system is not substantial enough to support recovering.
6. When the existing roof has two or more applications of any type roofing material. Conformance with this item shall make replacement mandatory.

“Roof Replacement”

Pursuant to section 553.884, Florida Statutes, strengthening of existing site-built single family residential structures to resist hurricanes shall be provided. Site – built single family structures shall mean site built single family detached residential structures. Applies to site built single family residential structures built before the implementation of the Florida Building Code 3/1/02

Lake County will accept the **BF 61– Re-Roofing Inspection Affidavit – Nailing, Sheathing, Dry-in & Flashing** form only for re-roofing permits, with a final roofing inspection required. At the time of the required final inspection a signed Notarized BF 61 “Re-Roofing Inspection Affidavit,” photographs, and all Florida product approval installation details must be on site for the inspectors.

“Roof Recover”

Asphalt shingles over one layer existing asphalt in good condition:

The condition of the existing roof is between the owner and contractor, not determined by the building department. Only a 161 or 131- roof final are required at end of the job. At the time of the required final inspection a Notarized BF 61 “Re-Roofing Inspection Affidavit,” photographs, and all Florida product approval installation details must be on site for the inspectors.

Metal roof / panels over one layer existing roof in good condition:

The condition of the existing roof is between the owner and contractor, not determined by the building department. Only a 161 or 131-roof are required at end of the job. At the time of the required final inspection a Notarized BF 61 “Re-Roofing Inspection Affidavit,” photographs, and all Florida product approval installation details must be on site for the inspectors. : **Mobile homes MAY have metal roof or single-ply materials applied over a single existing asphalt shingle roof following manufactures’ installation instructions.**

Tile, Slate, metal shingles, wood shingles, Single layer / roll materials, spray materials and other products over one layer existing asphalt shingle in good condition:

The condition of the existing roof is between the owner and contractor, not determined by the building department. Only a 161 or 131-roof final are required at end of the job. At the time of the required final inspection a Notarized BF 61 “Re-Roofing Inspection Affidavit,” photographs, and all Florida product approval installation details must be on site for the inspectors.