



Community Development Department Building & Safety Division

Policy No.: BDP 9
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Initiated By: Kenneth C. Petersen, P.E.
Approved By: Gregory A. Shreeve, Sr., Chief Building Official
Subject: Residential Re-Roofing Requirements and Inspections

Code References

Sections R902 and R908 of the 2019 California Residential Code (CRC), and Section 7.34.220 of the Dublin Municipal Code (DMC)

Re-Roofing Requirements

All re-roofing installation shall conform to the applicable provisions of Sections R908 of the CRC. All materials applied as roof covering for re-roofing shall have a fire retardant rating of A, B or C in accordance with Section R902 and all applicable Dublin Municipal Codes based on the type of construction of the building.

When one (1) square or less is re-roofed, regardless of classification, no permit is required.
(1 square = 100 square feet)

Re-Roofing Inspections

A. General Requirements

1. The permit applicant or the permit holder will arrange for an inspection at the appropriate phase of the construction, by contacting the City Building & Safety Division.
2. The permit applicant is required to provide safe access to the roofing surface, including an approved ladder, meeting California Occupational Safety and Health Administration (Cal/OSHA) standards for all inspections. Fall protection is also required when the fall distance is greater than allowed by Cal/OSHA from an open perimeter.
3. Smoke and carbon monoxide alarms shall be installed and inspected per current guidelines based on CRC Sections R314 and R315. The required alarms may be installed using battery power devices as outlined in CRC Section R314.6. Note that this inspection shall be performed prior to the permit final.
4. Applicant to complete the CF-1R-ALT forms at permit issuance.
5. ICC Reports to be on site for the Building Inspector. Roofing materials and methods of application shall comply with the CRC and the manufacturer's installation requirements.

6.

B. In-Progress Inspections for Shake and Composition Roofs

1. The permit applicant will arrange for an “in-progress” inspection if dry rot is present. This inspection may include underlayment removal, sheathing replacement, nailing and/or the replacement of battens.
2. Cal/OSHA does not permit the inspection of roof slopes greater than four units vertical in 12 units horizontal (4:12) without fall protection. The Building & Safety Division has determined that inspections of roofs with a slope greater than 4:12 shall be inspected from the ground or by using a ladder (secured to the roof) to observe the completed work without walking on the roof.
3. If the “in-progress” inspection is not approved, the Building Inspector will leave a correction notice and inform the applicant to call for a re-inspection when the noted corrections have been completed.

C. Final Inspection

1. When the work is completed and all current regulations are satisfied - 2019 CRC, 2019 Building Energy Efficiency Standards, DMC requirements for chimney spark arrestors - the permit applicant will arrange for a final inspection. Applicant shall provide a completed CF-1R-ALT form identifying the roofing products and installation method. At the discretion of the Building Inspector, a physical inspection of the roof may be performed using a properly secured ladder. If no deficiencies are found upon the completion of this inspection the permit will be signed off as “completed”.

RE-ROOFING INSPECTIONS				
Roof Type	Tear-Off	Sheathing	In Progress	Final
Wood shake to wood shake	If dry rot			Yes
Wood shake to composition	If dry rot	Yes		Yes
Composition to composition tear-off	If dry rot			Yes
Composition to composition overlay				Yes
Tile with tear-off	If dry rot		Yes ⁽²⁾	Yes
Tile over wood sheathing	If dry rot	Yes ⁽¹⁾	Yes ⁽²⁾	Yes

FOOTNOTES:

(1) Battens and counter battens

(2) 25% to 50% of new roofing material in place