



Reroofing Requirements

Development Services Department
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PERMIT REQUIREMENTS

A building permit is required when more than **200 square feet** of roof covering is installed, repaired or replaced.

DIGITAL SUBMITTALS ONLY – Use the E-Permits Portal on the City Website

ROOFING OVERLAYS

New roof coverings can only be applied over a single layer of existing roofing. If a roof already has two layers of covering, both existing layers must be removed before the new roof can be installed.

The following conditions prohibit the installation of a roof overlay even if there is just one existing roof covering:

- If the existing roof covering is wood shake, slate, clay tile, cement tile, or asbestos-cement tile.
- If the existing roof covering is water soaked or has deteriorated to the point that it is not adequate as a base for additional roofing.
- If the manufacturers specifications prohibit overlay applications for that product.

WEIGHT

Installing roofing materials that are **over 5 pounds per square foot** may require a structural review depending on the condition of the existing roof framing. Please provide the product specification sheet for verification of the weight and be prepared to provide roof framing information if required.

SAFE ROOF ACCESS MUST BE PROVIDED TO THE INSPECTOR:

The permit holder shall provide a safe ladder, free of defects and rated for a minimum of 250 pounds. The ladder shall extend 3 feet above the roof and shall be secured to the building. Without a safe means to access the roof, the inspection may be failed.

INSPECTIONS

The first inspection will be a “pre-roof”. The inspector will visit the site after the existing roofing has been removed or prepared for a new layer. The inspector will be looking for dry-rot, damaged sheathing, flashing and underlayment placement. For projects that involve new plywood sheathing, there will be an additional inspection for “roof nailing”. These are then followed by the final inspection where the inspector will check the completed roof and verify placement of spark arrestors, gutters and other associated work.

APPEARANCE

Shingles or a similar roofing material are permitted for residential properties with a roof slope above 2:12. TPO, PVC, Tar & Gravel and Torchdown roofing materials are permitted for residential properties with a roof slope of 2:12 or below. For all residential properties, white or reflective roof colors are **not** permitted. If the property is in a neighborhood with a home-owner’s association, the applicant should also confirm that the materials and colors meet the design guidelines.

For Commercial and Industrial properties, please contact the Hayward Planning Division for permitted materials and colors.

T-24 ENERGY “COOL ROOF” REQUIREMENTS

The California Energy Commission requires that new roofs installed in certain applications meet **cool roof** requirements. The term “cool roof” refers to roofing materials that are designed to reduce the amount of outside heat transferred into the building. Roofing manufacturers will indicate if their product is classified as a cool roof by labeling it in the product data. **A cool roof is required if the following conditions exist on a commercial building:** 50% or 2000 square feet (whichever is less) of roofing are being replaced over conditioned spaces. Steep roofs (>2:12 slope) shall comply with a 0.20ASR and 0.75TE. Flat roofs (<=2:12 slope) shall comply with a 0.63ASR and 0.75TE. Alternatively, a Title 24 energy consultant may provide exceptions and other compliance options with a report.

NOTE: Single-family residential reroofs do not require a cool roof in our climate zone.

ROOFTOP SOLAR PHOTOVOLTAIC and SOLAR WATER HEATING SYSTEMS

If an existing solar system is on a roof and the original flush-mounted system components are removed and replaced in the same configuration as part of the re-roofing project, no additional permits are required. If the panels are tilted (not flush with the roof plane), a permit will be required for an updated review of the wind load

calculations. The applicant must provide new engineering and a permit fee will be required. If the solar system is removed for the re-roofing project and new components are installed or upgraded, a new solar permit and inspection will be required for the electrical components. The installation under the new permit will need to comply with all current codes.

ADDITIONAL CODE ITEMS TO VERIFY

- SPARK ARRESTORS:** All fireplace chimneys shall have spark arrestors installed prior to final.
- VENTILATION:** Verify that attic and rafter spaces have a net free ventilated area of not less than 1 square foot of ventilated area for each 150 square feet of roof area.
- FLASHING:** Damaged flashing shall be replaced. Valley flashing shall have a min. slope of ¼" per foot and shall be 26 gauge galvanized sheet metal. Exposed plywood edges shall be covered with sheet metal.
- PLYWOOD SHEATHING SPACING:** Plywood and OSB sheathing shall be spaced at 1/8" apart.
- ROOF DECK NAILING:** Sheathing joints shall fall over existing rafters whenever possible and shall be nailed with 8d box nails 6" on center at the edges and 12" on center for field nailing.

PLEASE NOTE:

The contractor is responsible for verifying that the roofing installation meets all applicable requirements of the California Building Code, California Residential Code, California Energy Code and all product specific installation instructions. Any items required by code that are not noted in this document are the responsibility of the contractor.