



THE CITY OF HOBBS

200 EAST BROADWAY • HOBBS, NEW MEXICO 88240
COMMUNITY SERVICES (575) 391-8158 FAX (575) 391-3061

ReRoof
Permit
ATTACHMENT

Residential Re-Roof Guidelines

In coordination with the 2015 New Mexico Residential Building Code

General Re-Roof Requirements:

• This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions.

The State of New Mexico has made a few amendments to the 2015 IRC which is our adopted Residential code book. In Section R908 REROOFING amendments have been made regarding reroofing. See Below:

E. Section R908.3.1.1 Re-covering versus replacement. New roof covering 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) Where pumice or other granular fill are present, existing roofing and granular fill must be removed prior to re-roofing.

[14.7.3.17 NMAC - Rp, 14.7.3.17 NMAC, 11/15/2016]

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Roof Slope

- Minimum 2 in 12 for asphalt shingles. Roof slopes between 2 in 12 and up to 4 in 12 require double underlayment as detailed in Table R905.1.1 (2). See special installation requirements of manufacturer and IRC. (R905.2)
- Minimum 2 ½ in 12 for clay and concrete tiles. Roof slopes between 2 ½ and 12 and up to 4 in 12 require double underlayment as detailed in Table 905.1.1(2). See special installation requirements of manufacturer and IRC. (R905.3)
- Minimum 3 in 12 for metal roof shingles see special installation requirements of manufacturer and IRC. (R905.4)
- Minimum 1 in 12 for mineral surfaced rolled roofing. See special installation requirements of manufacturer and IRC. (R905.5)
- Minimum 4 in 12 for slate and slate-type shingles. See special installation requirements of manufacturer and IRC. (R905.6)
- Minimum 3 in 12 for wood shingles. See special installation requirements of manufacturer and IRC. (R905.7)
- Minimum 3 in 12 for wood shakes. See special installation requirements of manufacturer and IRC. (R905.8)
- Minimum ¼ in 12 for built up roofing. See special installation requirements of manufacturer and IRC. (R905.9)
- Minimum 3 in 12 for lapped non soldered non sealed metal roof panels. See special installation requirements of manufacturer and IRC. (R905.10)
- Minimum ¼ in 12 for standing-seam roof systems. See special installation requirements of manufacturer and IRC. (R905.10)
- Minimum ¼ in 12 for modified bitumen roofing. See special installation requirements of manufacturer and IRC. (R905.11)
- See sections R905.12 - R905.15 for other types of roofing applications. ****KEEP WITH PERMIT AT JOBSITE****

Roof Drainage

- Roofs shall be sloped as required for drainage unless designed for water accumulation.
- Unless sloped to drain over roof edges, roof drains are installed at each low point of the roof. Roof drains size and discharged per the Uniform Plumbing Code. (R903.4 as adopted by the State of Washington)
- Overflow drains sized the same as the roof drains and installed with the inlet line 2" above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having minimum opening height of 4" installed in the adjacent parapet walls with the inlet line 2" above the low point of the adjacent roof. (R903.4.1 as adopted by the State of Washington)
- Overflow drains discharge to an approved location and not connected to the roof drain lines. (R903.4.1)

Plywood or Oriented Strand Board Sheathing

- Check for rot or delamination of existing sheathing or framing.
- Correct span rating based on spacing of rafters or trusses. (R803.2.2) or APA E30
- Sheathing less than 1/2" thickness placed over rafters which are spaced more than 20" on center require plywood clips or blocked edges. Typically 7/16" OSB with a span rating of 24/16 is used and will not require clips. (Table R503.2.1.1(1))
- Sheathing exposed to weather (underside of eaves) must have exterior grade glue (marked as "Exterior" or "Exposure 1"). (R803.2.1.1)
- Minimum prescriptive nailing is 8d common nails at 6" on center at supported edges and 12" on center in the field. Edge nail pattern also applies over gable ends and diaphragm boundaries. (Table R602.3 (1) for nails, Table R602.3 (2) for staples.)
- Sheathing cut into widths less than 24" require solid blocking at all panel edges. (Per APA - The Engineered Wood Association)
- Fastener's heads or crowns must not penetrate the outer veneer of plywood. (Per APA - The Engineered Wood Association)
- Sheathing gapped 1/8" at edges. (Per APA - The Engineered Wood Association)

Ventilation of Attic or Rafter Bays

- Cross ventilation provided in all attics. (R806)
- Aggregate area of openings shall total 1/150 of the area of the attic. (R806.2 with exceptions)
- When 40% and not more than 50% of openings are in the upper portion no more than 3 ft. below the ridge or highest point of the space, the above ratios can be reduced to 1/300. (R806.2)
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1 inch air space shall be provided between the insulation and roof sheathing and at the location of the vent. (R806.3)

Final Inspection

- Proper installation of roof covering. Fasteners installed as required for the type of roofing material and per manufacturer's instructions. (R905)
- Flashings to cover all exposed sheathing edges. Proper flashings & counter flashings at chimneys, skylights, roof-to-wall transitions, as required for the type of roofing material and manufacturer's installation instructions. (R905)

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