

## SECTION 308 REROOFING

**[BS] 308.1 General.** Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *International Building Code* and the *International Energy Conservation Code*.

**Exception:** Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *International Building Code* for roofs that provide positive roof drainage.

**[BS] 308.2 Structural and construction loads.** ~~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 system. Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting the reroofing or equipment shall comply with Section 305.1.3.~~

**Exception:** A second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing, single layer of roof covering is permitted to be added without complying with Section 305.1.3.

Commented [PK1]: Proposed revised language

**[BS] 308.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck 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.

**Exceptions:**

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 308.4.
3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.
4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *International Building Code*.

**[BS] 308.4 Roof recovering.** Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

**[BS] 308.5 Reinstallation of materials.** Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counter flashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing

materials shall not be reinstalled.

**[BS] 308.6 Flashings.** Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

## SECTION 707 STRUCTURAL

**[BS] 707.1 General.** Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

~~[BS] 707.2 Addition or replacement of roofing or replacement of equipment.~~ Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting such reroofing or equipment shall comply with the gravity load requirements of the *International Building Code*.

~~**Exceptions:**~~

- ~~1. Structural elements where the additional dead load from the roofing or equipment does not increase the force in the element by more than 5 percent.~~
- ~~2. Buildings constructed in accordance with the *International Residential Code* or the conventional light-frame construction methods of the *International Building Code* and where the dead load from the roofing or equipment is not increased by more than 5 percent.~~
- ~~3. Addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing, single layer of roof covering.~~

~~[BS] 707.3 Additional requirements for reroof permits.~~ The requirements of this section shall apply to alteration work requiring reroof permits.

~~[BS] 707.3.1 Bracing for unreinforced masonry bearing wall parapets.~~ Where a permit is issued for reroofing for more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing to resist the reduced *International Building Code* level seismic forces as specified in Section 301.1.4.2 of this code, unless an evaluation demonstrates compliance of such items.

~~[BS] 707.3.2 Roof diaphragms resisting wind loads in high-wind regions.~~ Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed, *Vult*, determined in accordance with Figure 1609.3(1) of the *International Building Code*, is greater than 115 mph (51 m/s) or in a special wind region, as defined in Section 1609 of the *International Building Code*, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof to wall connections shall be evaluated for the wind loads specified in the *International Building Code*, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting at least 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the *International Building Code*.)

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