

Residential Roofing Requirements

1. A permit shall be required on any re-roofing project or any roof repair that requires more than 25% of the roof to be replaced
2. Overlays are not allowed. All re-roofing projects must be a tear-off and replace
3. Asphalt 3 tab shingles shall meet the ASTM D-3161, Class A, D, or F Testing installation requirements or ASTM D 7158, Class G or H
4. Drip edge flashing is only required on the eaves. No rake metal required unless roof boards are exposed to the weather
5. If roof decking is spaced more than ½” between boards, new roof sheathing will also be required. Please refer to the manufactures specifications on roof decking requirements for manufactures warrantee.
6. Fasteners; Roofing nails that extend through the underside of the roof sheathing, or a minimum of ¾” into the roof decking
7. Inspector shall verify the ASTM testing standards imprinted on the shingle packaging
8. Ice Barrier is not required
9. Valley linings
 - a. Open Valleys—shall be metal at least 24” wide of any corrosion resistant metal
 - b. Open Valleys—2 plys of mineral surfaced roll roofing. Bottom layer shall be 18” wide, top layer shall be 36” wide
 - c. Closed Valleys—lining can be 1 layer of smooth roll roofing and at least 36” wide. A self-adhering polymer modified bitumen underlayment shall be permitted in lieu of the lining material
10. A ladder must be on-site; tied off to the roof for the inspection

The City of Edgewater’s Design Criteria;

- 85 MPH, 100 3-second gust
- Wind Exposure category “B”