



CITY OF SAINT PAUL  
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## **REROOFING POLICY - ASPHALT OR FIBERGLASS SHINGLES** **(2015 MN International Residential Code Chapter 9)**

1. No overlays are allowed.
2. Tearing off the old roof completely does not mean that the owner must then upgrade the insulation (unlike the situation on a flat roof). Soffit and roof vents, however, must be brought up to present code. Inadequate ventilation may void or limit the shingle manufacturers' warranty. A minimum of one square foot of net free ventilation area is required for each 150 feet of equivalent floor under the roof. If the roof venting is balanced between the upper and lower portions of the roof, the required net free ventilation area may be reduced to one sq. ft. for each 300 sq. ft. of the area under the roof. Vaulted or cathedral roof/ceiling assemblies must be vented at the required rate. SEE Section 806.
2. Once torn off, if there are gaps between boards greater than 5/8" inch, then the gaps must be:
  - a. In-filled with knot-free dimension lumber if the gap is 3" or more; or
  - b. Overlaid with approved sheathing (minimum 7/16"OSB or 3/8"exterior plywood); or
  - c. Corrected by other systems or techniques pre-approved by Building Inspection.
4. When installing new roof sheathing over an existing roof deck, the sheathing panels must be spliced over framing members and fastened to the framing member using 8d common nails having a 6 inch maximum spacing at panel edges and 12 inch max. spacing in the panel field. Sheathing fasteners shall be installed at framing members only, in order to avoid moisture condensation on exposed nail tips. Panel edges must be protected from weather by the use of a metal drip edge or other approved method.
5. An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
6. Starter shingles and rake-edge cutoff shingles per manufacturer's installation requirements. (Preformed galvanized metal drip edge is not required by code, but is strongly recommended.)
7. At the juncture of the roof and vertical surfaces, flashing to be installed per manufacturer's installation requirements.
8. Installation of composite shingles over dimension lumber wider than 6 inches may void the Shingle manufacturer's warranty. Contact the shingle manufacturer to verify the products warranty conditions.
9. Call Building Inspections after tear off, before starting to reroof so the flashing and underlayment can be checked by the Building Inspector. Contact the Building Inspector between 7:30 and 9:00 AM. The inspector's name and number will be on the building permit receipt and permit card. The general telephone number for the Building Inspectors is 266-9002.