

# MIAMI COUNTY DEPARTMENT OF DEVELOPMENT



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Date: 10/1/19

To: Owners, Designers, and Contractors

From: Rob England, Chief Building Official

Re: Roof Covering Policy for Shingle Roofs

## 1. When is a re-roofing permit required?

If structural changes are made, such as replacing rotted roof rafters, or altering structural supports for rooftop mechanical equipment or signs, then a permit is required for the inspection of such structural changes. **No permit is required for tear-offs and re-roofs that don't involve structural repairs, but they must still be installed in accordance with the provisions of the 2019 Residential Code of Ohio (RCO), or the 2017 Ohio Building Code (OBC).**

## 2. When is Ice Protection required to be installed on roofs?

The 2019 Residential Code of Ohio RCO, in Section 905.1.2, states that, "... when Table 301.2(1) criteria so designates, 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 eave's edge to a point at least 24 inches inside the exterior wall line of the building.

Exception: detached accessory structures that contain no conditioned floor area."  
(Ohio Building Code OBC Section 1507.2.8.2 has very similar language.)

## 3. Is drip edge required at the bottom and along the sides of sloped roofs?

a. The 2019 RCO states, in Section 903.2 states, that, "Flashings shall be installed in a manner that prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections with parapet walls and other penetrations through the roof plane."

b. RCO Section 903.2.1 Locations, states, "Flashings shall be installed at wall and roof intersections wherever there is a change in roof slope or direction; and around roof openings."

c. OBC Section 1507.2.9.3 Drip edge, states, "Provide drip edge at eaves and gables of shingle roofs."

## 4. Can I use the existing roof sheathing?

Section 905.2.1 states "Asphalt shingles shall be fastened to solidly sheathed decks." Therefore, if the existing sheathing is in structurally sound, it can be used for the new installation.

Exception: If the existing roof sheathing is spaced lumber or damaged such that it will not hold a nail, it must be covered or replaced.

\*Existing 3/8 Sheeting can be replaced with 3/8 sheathing for repairs only.

**5. How many layers of fiberglass shingles can I put on a roof without removing the existing roof coverings?**

908.3.1.1 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

- a. 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.
- b. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
- c. Where the existing roof has two or more applications of any type of roof covering.

**6. Can I repair a layer of shingles, without replacing the whole layer, if the existing layer has conditions of 5a, 5b and 5c above?**

Section 908 of the 2018 IRC Commentary says: You can repair or replace “small portions” of existing roof coverings when using the same materials and methods found on the existing roof. It is assumed that the repairs will not cause the building to be reduced in code compliance from the previous level. Submit scoping provisions of your project to see if it may meet this requirement.

**7. Can I re-install existing fiberglass Shingles?**

907.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for re-installation, 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.**

\* Thanks to Maury Wykoff - Chief Building Official Montgomery County Ohio for the initial code language/interpretation in this policy.