

Reroofing

The City of Lincoln & Lancaster County has adopted and enforces all sections of the 2012 International Residential Code (IRC) and the 2012 International Building Code (IBC). Reroofing must comply with Chapter 9 of the IRC, Chapter 15 of the IBC, the respective adopted amendments and the manufacturer's installation instructions.*

A **Building Permit** is required if:

1. There is rot damage to the roof sheathing and or rafters.
2. 7/16" plywood or OSB sheathing is used to cover the existing roof sheathing. If the space between the existing boards does not exceed 1/4", new roof sheathing is not required.

Shingling a roof that has solid sheathing does not require a Building Permit, but all code requirements and the manufacturer recommendations and installation instructions apply.

If the existing roof has 2 or more layers of any type of roof covering all of the layers must be removed.

Ice barrier is required for all heated spaces. The self-adhering sheet shall extend up from the lowest edge of the roof to a minimum of 36".** The ice barrier can be omitted when a raised heel truss provides space for a minimum of R-38 attic insulation along the exterior wall.

Flashing: valley flashing must be a minimum of 24" wide. Multiple sections require a minimum end lap of 4".

Step flashing (4" X 4") is required on a sloped roof where rows of shingles abut a wall.

Drip edge flashing is required on all eaves and gables.

Flashing for a wall that is perpendicular to the roof slope shall be per the shingle manufacturer's installation instructions.

Chimney flashing (also referred to as a cricket or saddle) is required on chimneys that are 30" or wider. Flashing that is damaged, rusted, and flashing that had been installed incorrectly shall be replaced.

Flat Roofs: mineral-rolled roofing is permitted on slopes of 1" in 12" or greater. A one piece membrane or a liquid applied roof covering is required for sloped roofs less than 1" in 12". The minimum slope for a roof is ¼" in 12" to allow for drainage.

Roof venting, upper ventilation only: when the attic ventilation is 3 ft. or less from the ridge, the minimum ventilation area shall be 1 square ft. of ventilation for every 150 sq. ft. of attic area.

Upper and lower ventilation (eave): the minimum upper ventilation shall be 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic area and 1 sq. ft. of lower (eave) ventilation for every 300 sq. ft. of attic area.

*where there is a conflict, the most restrictive shall govern.

**Shingle Manufacturer's warranty regarding ice damming requires that the self-adhering sheet extend a minimum of 24 inches inside the exterior wall line.