

## **COMMERCIAL RE-ROOFING PERMIT REQUIREMENTS**

(COMMERCIAL INCLUDES MULTI-FAMILY. SEE SEPARATE DOCUMENT "RESIDENTIAL RE-ROOFING REQUIREMENTS FOR WORK INVOLVING SINGLE FAMILY DWELLINGS, TWO-FAMILY DWELLINGS, AND TOWNHOUSES)

The 2015 International Building Code (IBC) as adopted and amended by St. Louis County (Section 105.1.2 of the adopting ordinance) requires a building permit for recovering or replacement of roof covering systems as indicated below. This guideline is only applicable to the unincorporated areas of St. Louis County and to those municipalities that contract with St. Louis County for building code enforcement services.

The code adopting ordinances and the contract matrix identifying those municipalities that contract with St. Louis County for building code enforcement services may be found on the web site [www.stlouisco.com/YourGovernment/CountyDepartments/PublicWorks](http://www.stlouisco.com/YourGovernment/CountyDepartments/PublicWorks) .

Re-roofing requirements can be found in 2015 IBC Section 1511. Please note that Section 1511.1 General has been amended by the adopting ordinance to read as follows:

Section 1511.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 and the manufacturer's installation instructions.

Exception: Roof replacement or roof covering of existing low-slope structure 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 for roofs that provide positive roof drainage.

Where the existing roof assembly is part of the building thermal envelope and contains insulation entirely above the roof deck, roof replacements shall comply with Tables C402.1.3 or C402.1.4 of the 2015 International Energy Conservation Code (IECC). Section C503.3.1 IECC/2015.

The following information may be applicable to the project:

1. The maximum number of roof coverings permitted without removal down to the deck is two.
2. A building permit shall not be required if covering or replacing an existing roof covering with the same type of roof covering (both roof coverings are regulated by the same ASTM Standard) on a roof pitch of 4:12 or greater.
3. Overlaying with the same type of roof covering over an existing roof covering (i.e. both roof coverings are regulated by the same ASTM Standard) on a roof pitch less than 4:12 but at least 1/4:12 requires a building permit, but the application does not require plans.
4. Overlaying with the same type of roof covering over an existing roof covering (i.e. both roof coverings are regulated by the same ASTM Standard) on a roof pitch less than 1/4:12 requires a building permit, and the application must be accompanied by four sets of plans sealed by a Missouri-licensed Architect or Engineer that address positive roof drainage.
5. Removing and replacing a roof covering with the same type of roof covering (both roof coverings are regulated by the same ASTM Standard) on a roof pitch of at least 1/4:12 but less than 4:12 requires a building permit, but the application does not require plans as long as the existing roof assembly is not part of the building thermal envelope with insulation entirely above

the roof deck. The applicant shall indicate on the permit application that the proposed replacement roof covering is governed by the same ASTM Standard as the existing roof, that the roof assembly is not part of the building thermal envelope containing insulation entirely above the roof deck and that the minimum roof pitch is at least 1/4:12.

6. Removing and replacing a roof covering with the same type of roof covering (both roof coverings are regulated by the same ASTM Standard) on a roof pitch of less than 1/4:12 and/or where the roof assembly is part of the building thermal envelope with insulation entirely above the roof deck requires the building permit application to be accompanied by four sets of plans sealed by a Missouri-licensed Architect or Engineer addressing the Energy Code and Building Code (the amount of insulation provided must meet 2015 IECC Section C503.3.1 and any pitch of less than 1/4:12 requires positive drainage).
7. Overlaying OR removing and replacing a roof covering with a different type of roof covering (i.e. the existing and proposed roof coverings are regulated by different ASTM Standards) on any pitch requires the permit application to be accompanied by four sets of plans sealed by a Missouri-licensed Architect or Engineer addressing the design of the roof covering system. Any roof pitch of less than 1/4:12 requires the plans to address positive roof drainage. In the case of removal and replacement, the plans must address compliance with the energy code if the roof assembly is part of the building thermal envelope with insulation entirely above the roof deck.
8. Structural calculations prepared and sealed by a Missouri Professional Engineer are required when the re-roofing (covering or replacement) results in a 5% or more increase of force in any of the roof structure supporting elements, unless the increased force on the structural elements is still in compliance with the code for new structures. Calculations, if required, shall include verification of the prevention of ponding instability.