



HOME OF PELICAN ISLAND

BUILDING DEPARTMENT

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RE-ROOFING GUIDE FOR SINGLE FAMILY DETACHED STRUCTURES

The following guide was developed to assist contractors and owner/builders who are applying for a permit as allowed under an exemption in FS 489.103 This guide is designed to provide the basic information necessary to meet the current Florida Existing Building Code requirements regarding Hurricane Mitigation for Retrofit of Site Built Single Family Structures with re-roofing requirements. If you have any questions to the procedures outlined below, please contact the Building Department for assistance at: 772-589-5537 (Note: All inspections will be required to be scheduled one day in advance)

1. The building code requires all existing layers of roofing materials to be removed. Unless the existing roof is being covered with another layer of roofing, also known as a Roof-Over. This method is allowed for a total of two layers of roofing applications. Permit holder must schedule an inspection of the existing roof prior to installation of any Roof-Over roof system to verify adequacy of existing roof.
2. After removal of existing roofing materials, FEBC 708.7.1 requires the existing roof deck to be **strengthened with additional fasteners**. Additional fasteners shall be 2 1/4 in. 8d round head ring shank nails. Rings shall extend at least 1 1/2in. from nail tip. Spacing of nails on the wood deck shall be 6 in. on center along the supporting members below. **Existing fasteners** that are 8d clipped head, round head or ring shank nails may be counted toward the 6 in. o.c. fastener spacing requirements.
3. The existing roof deck fasteners is required to be inspected by the Building Department prior to proceeding to the next step in the roof application. A **Sheathing Inspection** will need to be scheduled. To minimize roof exposure to the elements, the Sheathing inspection can be done in phases. Inspectors are available by cell phone to schedule a specific window of time on the date of the inspection to accommodate the need to cover exposed roof decking. **Please call the Building Department** for contact information of the appropriate inspector on the day of the inspection if specific scheduling is desired.
4. FEBC 708.7.2 requires a **Secondary Water Barrier using one of the following methods**:
 - All joints in roof sheathing shall be covered with a minimum of a 4 in. strip of self-adhering polymer modified bitumen tape. One layer of approved underlayment shall cover wood deck and self-adhering tape. Permit holder must schedule inspection of self-adhering tape prior to covering with underlayment, coordinate with inspector in the field.
 - Entire roof deck shall be covered with an approved self-adhering polymer modified bitumen cap sheet. No additional underlayment is required.
 - Entire roof deck shall be covered with and approved 30# underlayment or approved synthetic underlayment using nails and tin-tabs per the High Velocity Hurricane Zone code requirements. Synthetic Underlayment to be installed per manufacturer's specifications.
 - Entire roof deck shall be covered with 30# felt underlayment or an approved synthetic underlayment with 2 in. side laps and 6 in. end laps. Fasten felt with plastic cap or metal cap nails spaced 6 in. along the laps and 12 in. staggered between laps. Roof slopes from 2:12 to 4:12 shall have felt installed in a shingle fashion with 19in. laps and fastened as described above. Synthetic Underlayment to be installed per manufacturer's specifications.
5. After the underlayment, and all flashings and roof accessories have been installed, a **Dry-in/Flashing Inspection** will need to be scheduled.
6. After the Dry-In/Flashing inspection has been approved the applicable roof application may begin. Follow the manufacturer's installation methods outlined in product approval or packaging materials. On shingle applications, the high wind method shall be used requiring 6-nails per shingle. A **Roof in Progress Inspection** is required to be scheduled once approximately one-third of the roof covering has been installed. A **Final Inspection** is required after roof is completed and site is clean.