



HOME OF PELICAN ISLAND

BUILDING DEPARTMENT

1225 MAIN STREET • SEBASTIAN, FLORIDA 32958

TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

RE-ROOFING GUIDE FOR SINGLE FAMILY DETACHED STRUCTURES

The following guide was developed to assist roofing contractors and owner/builders who qualify for a permit to re-roof their own residence. This guide is designed to provide the basic information necessary to meet the current Florida Existing Building Code 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 706.7.1 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 1/2 in. 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 706.7.2 requires a **Secondary Water Barrier using ONE of the following methods:**

Option 1: A self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 applied over the entire roof. (Peel and Stick product)

Option 2: A minimum of 4-inch wide strip of self-adhering polymer-modified bitumen complying with ASTM D1970 or a 3 3/4 - inch wide strip of self-adhering flexible flashing tape complying with AAMA 711, applied over all joints in the roof decking. A felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment meeting the performance requirements specified, is required to be applied over the strips/tape over the entire roof. See Table R905.1.1.1 of the FBC Residential or Table 1507.1.1.1 of FBC Building for fastener type and spacing.

Option 3: Two layers of felt underlayment complying with ASTM D226 Type II or ASTM D4869 Type III or IV, or two layers of a synthetic underlayment meeting the performance requirements specified, installed in a shingle fashion with 19in laps and fastened as specified using plastic cap or metal cap nails spaced 6in on laps and 12in between laps.

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.