

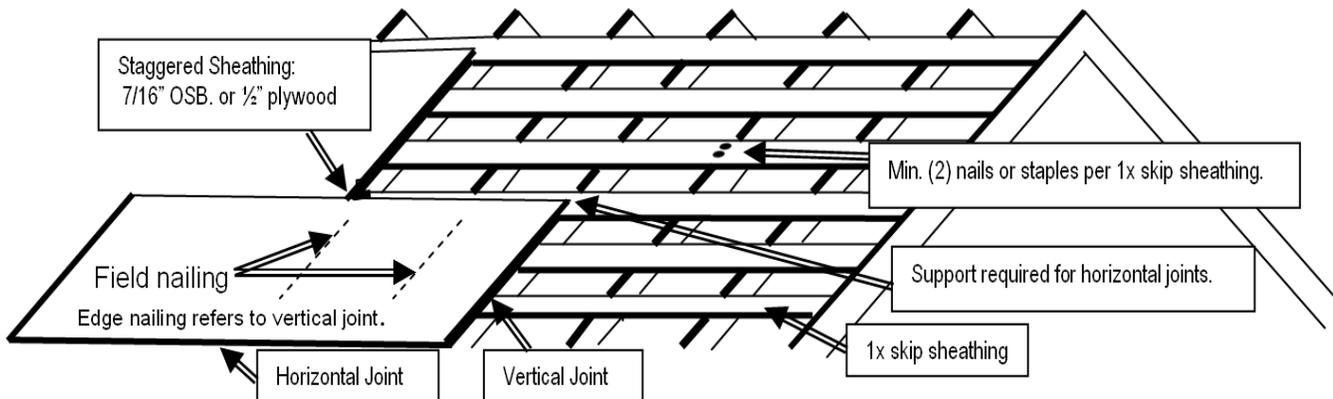


City of Clovis Building Division

1033 Fifth Street Clovis, California 93612 (559) 324-2390
Inspection Requests (559) 324-2337 Call before 4m the previous day.

RE-ROOF PROCEDURE AND INSPECTIONS

When installing $\frac{7}{16}$ " OSB or $\frac{1}{2}$ " Plywood directly over 1x skip sheathing, the required nailing schedule is the maximum distance in inches between nails or staples. All skip sheathing shall have a minimum of (2) 8^d nails at each rafter. After a Pre-Sheathing Inspection has been approved, sheets may be installed randomly and nailed to the skip sheathing. If no Pre-Sheathing Inspection is performed, then all sheets must be installed as if skip sheathing did not exist, all joints staggered, 10^d nails used, nailed to the rafters at 6" O.C. at the edges, and 12" O.C. in the field. (See diagram)



Please verify the following before calling for the re-roof inspection.

This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions. Refer to the 2007 or 2010 California Building Code.

General Inspection Checklist

- Ladder/access and fall protection equipment must be provided and meet minimum safety standards.
- 2-3 inspections are required for re-roofs. They are **Pre-Sheathing Inspection**, **Nailing Inspection** and **Final Inspection**, or for an overlay **Pre-Roof Inspection** and **Final Inspection**.
- When solid sheathing is installed as a structural component without crediting the skip sheathing, a Pre-Sheathing Inspection is not required. (See description at top of page.)
- The job address must be posted in a visible location.
- The permit / job card to be on site and accessible to the inspector. Permit information is correct (address, permit number, description of work).
- Approved plans are required for work involving structural elements including additions/modifications, change of roof pitch, relocation of mechanical units or the installation of heavier materials than previously installed.
- New roof coverings shall not be installed without first removing existing roof coverings when:
 - 1) The existing roofing is water soaked or is degraded to such a point that it cannot provide an acceptable base for the additional roofing material.
 - 2) Where the existing roof covering is wood shake, slate, clay, or cement tile.
 - 3) Where the existing roof has 2 or more applications.

See reverse side for a checklist by type of inspection →
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1. Pre-Sheathing Inspection:

- A Pre-Sheathing Inspection may be eliminated when roof sheathing is being installed "as a structural element." All vertical joints must occur at rafters/trusses and nailing is sized to penetrate through skip sheathing and 1-½" minimum into rafters/trusses. (Typically 10^d box or common nail.)
- A Pre-Sheathing Inspection is required after the removal of all existing roof covering material and underlayment & prior to sheathing.
- Each piece of skip sheathing must be securely attached to each rafters or truss with minimum of (2) fasteners at intersections.
- Skip sheathing and framing must be structurally sound, free of rot, or other damage and inspected prior to the application of new sheathing.

2. Nailing Inspection:

- When the existing roofing material is being removed and replaced, and the underlying sheathing is being replaced or added over skip sheathing, a nailing inspection is required prior to any roofing materials being placed.
- Fastener's heads or crowns must not penetrate the outer veneer of plywood. (Per APA – The Engineered Wood Association)
- Sheathing cut into widths less than 24" require solid blocking at all panel edges. (Per APA – The Engineered Wood Association)
- Sheathing gapped 1/8" at edges. (Per APA - The Engineered Wood Association)
- Water heater exhaust vents to be double-wall B-vent type or asbestos in good condition secured away from wood with a min. clearance of 1".
- "Cut-outs" for vents (dormers, eye-brows, turbines, etc.) must be clearly marked on sheathing to show location and number of vents.
- All sheathing must be exposed, although ridge may be loaded with materials.

Pre-roof Inspection: Overlay Only

- A Pre-Roof Inspection is required prior to the installation of an additional layer of roofing material over an existing layer.

3. Final Inspection:

- Final inspection when all work is complete.
- Proper installation of roof covering.
- Cross ventilation provided in all attics. Openings shall total 1/150 of the attic area with 50% of the total required ventilation at least 3' above the eave vents, and located within 2' vertical distance of roof ridge. – 2010 CBC 1203.2 & California Energy Code 152(b)1 Hc. (Climate Zone 13).
- Flashings to cover all exposed sheathing edges. Proper flashings / counter flashings at chimneys, skylights, roof-to-wall transitions, "crickets" behind chimneys and as required per manufacturer's instructions.
- A "Cricket" is required at the ridge side of any chimney and/or roof penetration greater than 30" wide measured perpendicular to the slope. – 2007 CBC 1507.2.9.4 & 2010 CBC 1503.6
- Any roof-mounted equipment (A/C units, Coolers, Platforms, etc.) shall be re-secured to roof and fasteners weather protected with sealant. Lag screws (¼" x 1-½" min. size) are required for the re-attachment of all A/C stands. A/C units must be secured to stands for seismic displacement.
- All re-used vents and roof jacks must be cleaned and painted a blending color to match roof. – Clovis Std.
- All exposed nail/staple heads must be "spotted" with an approved sealant.
- Carbon monoxide alarms shall be installed in all dwelling units where reroofs occur as of 1/1/2011. – 2010 CBC 420.4.2