

# **SINGLE-FAMILY RESIDENTIAL ROOF REPLACEMENT REGULATIONS AS REQUIRED BY THE 2010 FLORIDA EXISTING BUILDING CODE**

With the adoption of the 2010 Florida Building Code (FBC), all roof replacements on existing, site built single family residential buildings constructed prior to implementation of the FBC (March 1, 2002) must include a secondary water barrier as defined by the Florida Existing Building Code.

- **What type of roof replacement projects must comply with the Code?** Only single family residential structures constructed prior to the implementation of the FBC (March 1, 2002). The FBC does not require townhouse or duplex structures to comply with the roof replacement regulations.
- **Can I continue re-roofing over existing roof coverings?** Yes, provided the existing roof covering is suitable as a base for the installation of the additional roofing as stipulated by Section 611.3 of the Florida Existing Building Code.
- **If I choose to re-roof over the existing roof covering, will I still have to comply with the Existing Building Code?** No. Based on the definition of roof replacement as contained in the FBC, installation of a new roof covering over an existing roof covering, without removing the existing roof covering, does not constitute a roof replacement, which is the trigger that initiates the roofing regulations outlined in the 2010 FBC.
- **Which local jurisdictions in Florida have adopted the Existing Building Code?** The FBC's are adopted by the Florida Legislature, not local governments, and apply throughout the State. Florida Statutes require local jurisdictions to enforce these codes.
- **Will the cost of roof replacement projects increase in order to comply with the new requirements?** Yes, current estimates from roofing contractors indicate average increases of approximately 30% above what they were prior to implementation of the 2010 FBC.
- **When do I call for inspections under the new roofing regulations?** If you are removing the existing roof finish (roof replacement), after re-nailing the existing roof deck, call for a nailing inspection using the automated Interactive Voice Response System (IVRS), inspection code 115. When that inspection is approved, install the secondary water barrier and call for a secondary water barrier inspection using IVRS inspection code 116. Once that inspection is approved, install the roof finish and call for the roof final inspection using IVRS inspection code 104. If possible, it is best to perform the final inspection when the roof finish is between 50% and 90% complete. If you are leaving the existing roof finish in place and roofing over it (roof recover), you do not have to re-nail the existing roof deck or install a separate, secondary water barrier. In this situation, call for a roof final inspection using IVRS inspection code 104 (as with a roof replacement), and if possible, perform the final inspection when the roof finish is between 50% and 90% complete.
- **How long will it take to get an inspection once I call?** If an inspection is requested before midnight, the inspection will be performed the next business day. Inspectors generally complete all assigned inspections before the end of the work day; however, during periods of high inspection demand or staff shortages, it is difficult for inspectors to backtrack or give an exact time when a specific inspection will be performed. If an inspection is needed at a specific time, leave a voice message on the automated inspection request system AND call the inspectors (606-1300) between the hours of 7:45 a.m. and 8:30 a.m. the morning the inspection is to be performed to discuss the specific timing with the inspector. If the inspector's schedule does not work with your schedule, you have the option of canceling the inspection and rescheduling it for another day. Additionally, if your work is to be completed after 4:30 p.m. on a regular business day or on the weekend, Leon County offers after-hours and weekend inspections. Please call 606-1300 for more information on this initiative.
- **What is a secondary water barrier?** A secondary water barrier is a layer of water protection located beneath the primary water protection layer, which is typically the roof shingles. The FBC defines it as a leak barrier complying with ASTM D 1970. This secondary water barrier must be installed as required by Section 611.7.2 of the Existing Building Code. The Code allows only certain types of underlayment to be used for the secondary water barrier. Please consult with your inspector for more information on these requirements.
- **What are the nailing requirements for the roof decking?** The specifics of the nailing requirements are contained in Section 611.7.2 of the Existing Building Code. Typically, if the existing roof decking is fastened with either staples or 6D nails, the entire roof deck will need to be re-nailed with 8D round head ring shank nails spaced no greater than 6 inches on center. If the existing roof decking is fastened with 8D round head ring shank nails spaced no greater than 6 inches on center, no additional nailing will be required. If the existing roof decking is fastened with 8D clipped head or round head nails, supplemental 8D round head ring shank nails will have to be added such that the maximum spacing between existing and supplemental fasteners is no greater than 6 inches on center.

- **Do these roofing requirements apply to new construction, multi-family residential, commercial or industrial structures?** No.
- **When is gable end bracing required?** Gable end bracing retrofits are not required under the roof replacement provisions of the FBC; they are voluntary.
- **Can a roofing contractor include the wall to roof improvements and/or gable end bracing *in their contract with the owner and sub-contract this work to a properly licensed residential, building, or general contractor?*** Yes, provided the majority (more than 50%) of the work performed under the contract is within the scope of the roofing contractors' license.
- **Can a roofing contractor *perform the gable end bracing and improvements for wall to roof connections?*** According to the State Construction Industry Licensing Board, roofing contractors cannot perform this type of construction activity. A residential, building, or general contractor is required to perform the gable end bracing and improvements to the roof to wall connections. Additionally, residential, building and general contractors may not contract with an owner to re-roof their home unless the contractor also holds a roofing contractor's license.
- **Is Leon County in a wind-borne debris region?** No; however, Leon County is within the 120 MPH wind zone region as established by the FBC.
- If you have additional questions, please contact the Building Plans Review and Inspections Division at 606-1300.