



RESIDENTIAL ROOFING

General Requirements

Roofing materials are to be installed in accordance with the manufacturers written installation instructions and Minnesota State Building Code IRC Chapter 9.

Slope

Asphalt shingles may be used on roofs with slopes 4 in 12 or greater. For roof slopes 2 in 12 to 4 in 12, see IRC905.2.7.

Underlayment

Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51mm), fastened sufficiently to hold in place. End laps shall be offset by 6 feet (1829mm).

Fasteners

Fasteners shall be long enough to penetrate the sheathing $\frac{3}{4}$ " or through the thickness of the sheathing, whichever is less. Fasteners shall comply with the following; corrosion resistant nails, minimum 12 gauge $\frac{3}{8}$ " head, per ASTM F 1669. (galvanized steel, stainless steel, aluminum or copper).

Use the recommended number of fasteners and placement according to the manufacturers written installation instruction. Fasteners shall be installed perpendicular to the roof sheathing and not penetrate the shingle surface.

Ice Protection

Two layers of underlayment cemented together or a self-adhering ice and water barrier to a point 24" inside the exterior wall line. Ice and water barrier required full length in all valleys.

The above noted ice and water protection requirements pertain to conditioned and unconditioned spaces. Ice and water protection is required on all attached garages. EXCEPTION: Detached accessory structures that contain no conditioned floor area.

Flashing

At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be provided per the roofing manufacturers instructions and, when of metal, shall not be less than 0.019 inch (no. 26 galvanized sheet gage) corrosion-resistant metal.

When re-roofing missing, rusted or damaged flashing and counter flashing, vent caps, and metal edging shall be installed or replaced with new materials.

Kickout flashing, shall be installed where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding, in such a manner as to divert or kick-out water away from the assembly.

R907.3 Recovering versus replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. Asphalt shingle layovers are not permitted in areas subject to moderate or severe hail exposure. The City of Blaine is located in a moderate hail exposure area.

Inspections

Call for all required inspections as noted on the inspection card.

Pictures (DIGITAL) will be accepted for the required sheathing, flashing, venting, ice and water protection and roofing felt inspections under the following conditions:

1. All pictures must be in a digital format - no hard copies accepted.
2. Pictures may be directly e-mailed to the City at inspectpix@ci.blaine.mn.us.
3. CD's or USB cards may be dropped off at the Building Inspection Dept.. No final inspection approvals shall be made prior to receiving and viewing the roofing pictures.
4. The pictures shall include 1 (one) photograph each of the roof decking, all ice and water protection, all flashing details, all vents, a finished roof detail and the front of the house with address.

All final inspections and approvals are by a direct site visit only.