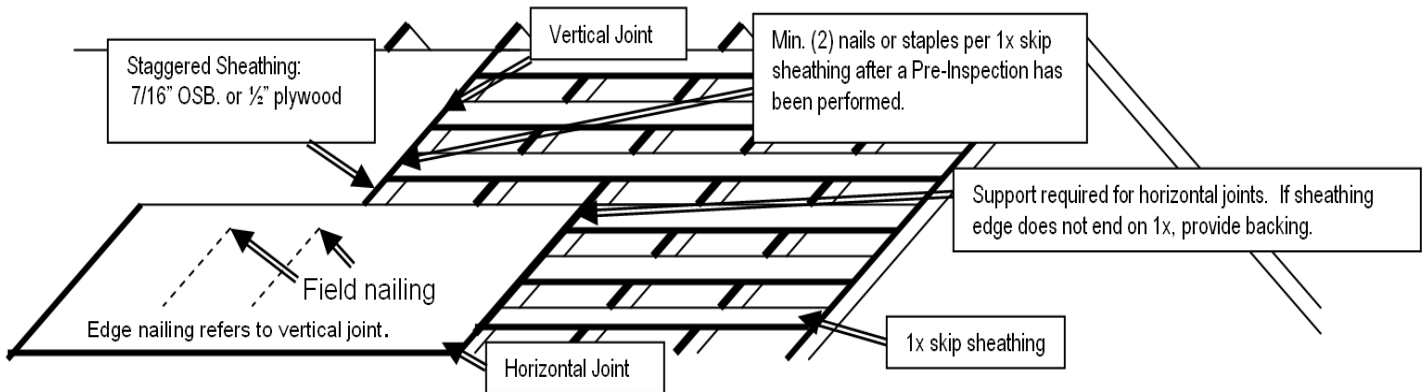


RE-ROOF PROCEDURE AND INSPECTIONS

Install 7/16" OSB or 1/2" Plywood directly over 1x skip sheathing. The required nailing schedule is the minimum distance in inches between nails or staples. For all vertical joints a minimum of (2) nails are required at each 1x after a Pre-Roof Inspection or 6" max o.c. into rafters if no Pre-Roof Inspection is performed. 12" is required in the field or center of the OSB or Plywood.

(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 2022 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-Roof Inspection**, **Nailing Inspection** and **Final Inspection**.
- When solid sheathing is installed as a structural component without crediting the skip sheathing, a Pre-Roof Inspection is not required.
- 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 →

1. Pre-Roof Inspection:

- A Pre-Inspection may be eliminated when roof sheathing is being installed “as a structural element” with all vertical joints at rafters/trusses and nailing is sized to penetrate through skip sheathing and 3/4” minimum into rafters/trusses.
- A Pre-Roof Inspection is required prior to the installation of an additional layer of roofing material over an existing layer.
- A Pre-Roof Inspection is required after the removal of all existing roofing material and underlayment & prior to re-covering.
- 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.

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 upper ventilation located within 2’ vertical distance of roof ridge. – 2022 CBC 1203.2 & CEC 150.2(b)1H. (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, as required per manufacturer's instructions.
- All re-used vents and roof jacks must be cleaned and painted a blending color to match roof.
- All exposed nail/staple heads must be “spotted” with an approved sealant.