



Re-Roofing Requirements

In the City of Vista, re-roofing shall comply with the requirements of Chapter 15 of the California Building Code, or for single family residence, Chapter 9 of the California Residential Code, and the applicable provisions of the California Energy Code. Full compliance is required per these codes and the following City of Vista requirements:

1. Roofing assemblies shall be a minimum of a Class C fire rating, except where a higher rating is required due to the type of construction, or location in a high fire zone.
2. In high fire zones, a minimum of a Class A fire resistive roof is required.
3. Roofs on buildings subject to the California Non Residential Energy Standards require cool roofs per the T-24 energy standards for Climate Zone 7, unless an exception can be met.
4. Roof re-covers are allowed ONLY in accordance with the exceptions found in CBC 1511.3.1. Where a roof re-cover is to be done the first inspection will be a pre-inspection to determine the adequacy of the existing roof to accommodate the re-cover.
5. For re-roofs, or reinstallation of existing tile roofs, per CBC 1511.3 or CRC 908.3, all roofing materials are to be removed down to the roof deck. Any rotted or damaged wood shall be replaced, and an inspection called for, prior to covering up the roof deck.
6. The condition of any existing flashings, edging, outlets, vents or similar devices shall be inspected and replaced where rusted, damaged or deteriorated.
7. Where tile roof weighing over 6 PSF, is installed, to replace a roofing of a lesser weight, structural calculations prepared by a licensed engineer or architect are required, to show that the roof structure is adequate to support the higher roof loads. The calculations should include a dimensioned roof plan show size, spacing and type of roofing elements and any details required to strengthen inadequate roof framing elements.
8. Where tile or slate roofing with a weight greater than 9 PSF, replaces a roof of 6 PSF or less, structural calculations are required to show that the lateral bracing system for the building is adequate, considering the new roof loads.
9. For all roofing inspections, a ladder complying with OSHA requirements shall be provided by the contractor/owner. Ladder shall be in place and tied off to the roof.