Inspectron, Inc.
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

Asphalt Residential Roofing Handout

PERMITS

Permits are required for residential roofing projects. Check with Inspectron, Inc. or your jurisdiction about specific requirements.

PLAN SUBMITTAL DOCUMENTS

- No plans are required for asphalt roofs

LIST OF INSPECTIONS

There are two required inspections for a residential roof. The inspections are a tear off inspection and a final inspection. You must call Inspectron and schedule these inspections.

Tear off : This inspection is done after the old shingles are torn off and the ice and water shield is installed. The Building Code requires that two layers of underlayment cemented together or a self adhering ice and water protection be installed to a point 24 inches inside the exterior wall line. The ice and water barrier is required in the full length of the roof valleys. Distortions in the underlayment must not interfere with the ability of the shingles to seal. The ice and water protection requirements pertain to conditioned and unconditioned spaces. Ice and water protection is required on all attached and detached garages if heated.

At this stage of the project, the roof is exposed to the weather. If the inspection schedule is full and we cannot schedule this inspection, pictures will be accepted with the approval of Inspectron, Inc. One of these pictures must show the front of the house with the address in the picture. All pictures must be clear and concise. All pictures must show a landmark like a tree or something identifiable to that address. If there is a setback in the wall or an extended overhang of the roof, the picture must clearly demonstrate compliant ice and water protection.

You must call for this inspection. Do NOT assume that we will accept pictures instead of performing the tear off/ice and water inspection.

Final: This inspection is done after the project is completed and the roof is flashed and vented. All exposed nails and holes must be sealed. Vents must be capped and shingles installed properly.

No one needs to be present for this inspection UNLESS pictures were provided for the
Tear-off inspection. If pictures were taken instead, someone must be at the job site for the final inspection. A ladder should be available in case the inspector needs to get on the roof.

GENERAL CODE REQUIREMENTS

- Asphalt shingles must be installed according to manufacturer's specifications.
- All shingles must meet the fire resistivity of the structure.

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- You must remove the existing roof covering when any of the following conditions occur:
  - o If the building is located in an area subject to moderate or severe hail exposure. NOTE: All jurisdictions Inspectron, Inc. currently serves are located in an area subject to moderate or severe hail exposure.
  - o Existing roof or roof covering is water-soaked or has deteriorated to the point where it is not an adequate base for additional roofing.
  - o Existing roof covering is wood shake, slate, clay cement or asbestos-cement tile
  - o Existing roof has two or more applications of any type of roof covering

- Kick out flashing must be installed where ever the lower portion of a sloped roof stops within the plane of an intersecting wall cladding. Flashing must be installed to divert or kick out water away from the roof.

- There must be at least 1 square foot of ventilation for every 300 square feet of attic area. At least 50 percent, but not more than 80 percent must be in the upper portion of the roof. Provide for the balance of the ventilation in the eave or soffit vents.

- Make sure kitchen and bathroom exhaust fan pipes are connected to the appropriate dampered exhaust roof vent and the vent has no openings into the attic that would allow exhaust air back into the attic space.

- Do not dislodge the joints of the furnace flues within the attic or within the interior chases this pipe might pass through. Call a licensed heating contractor if you have concerns.

If you have questions, contact Inspectron, Inc. at 651-322-6626 or 800-322-6153 Monday through Friday between 8:00 am and 4:30 pm. We are happy to answer your project questions!

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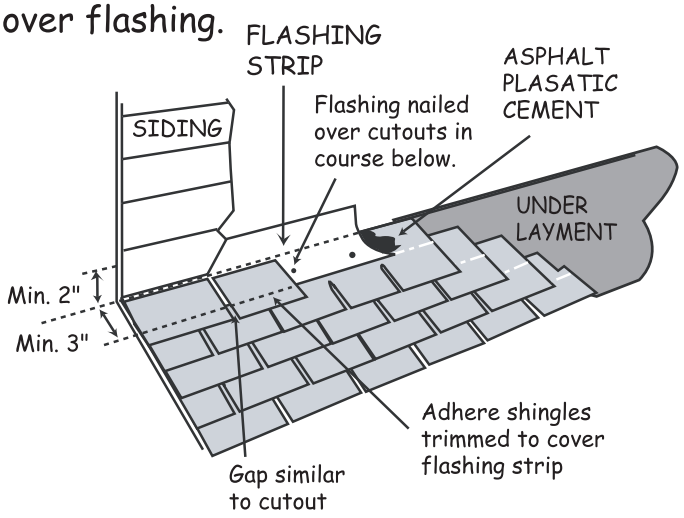
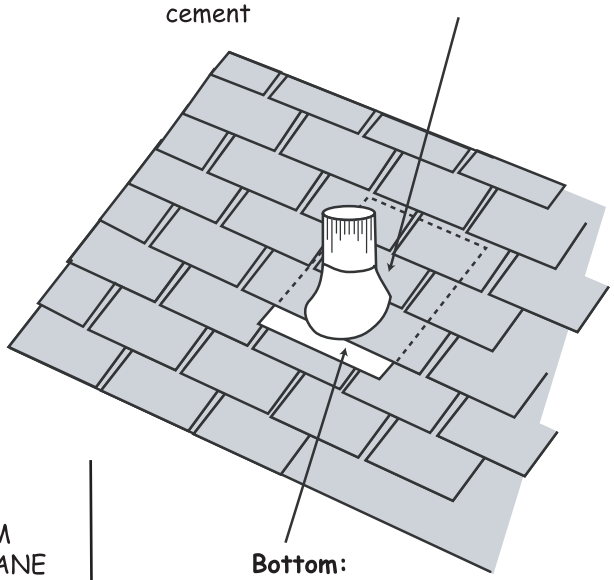
Water Resistive Barrier installed over flashing.



Shingle application around flashing

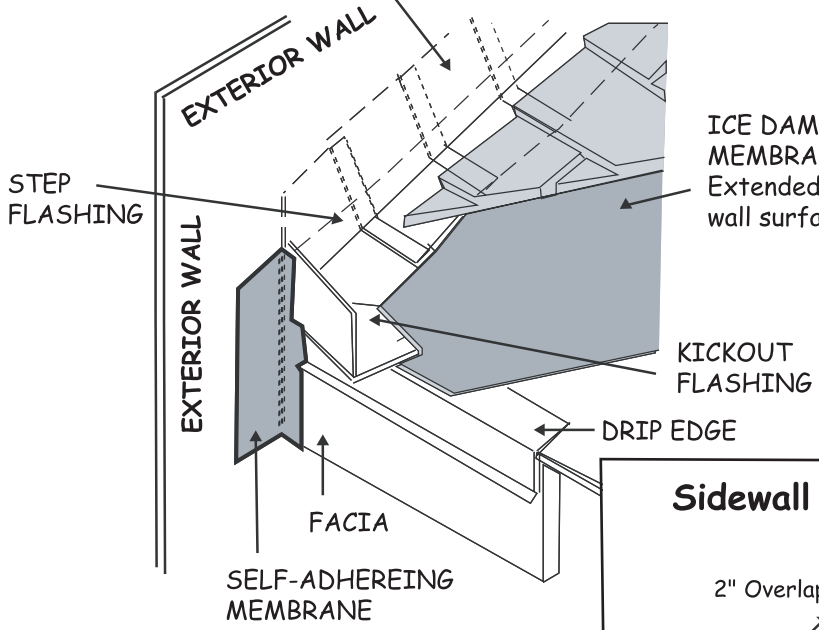
Top and sides: SHINGLES overlap flange and are set in asphalt plastic cement



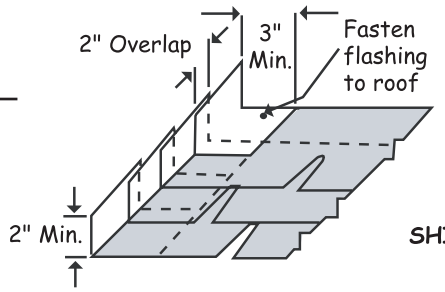
Bottom: FLANGE overlaps shingles

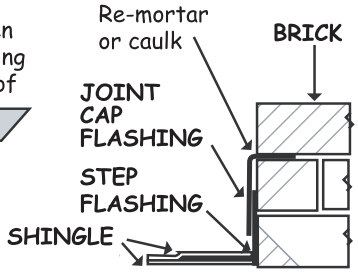
Kick-out flashing

WATER RESISTIVE BARRIER/HOUSEWRAP
Place over step flashing



Sidewall Flashing (26 Guage)





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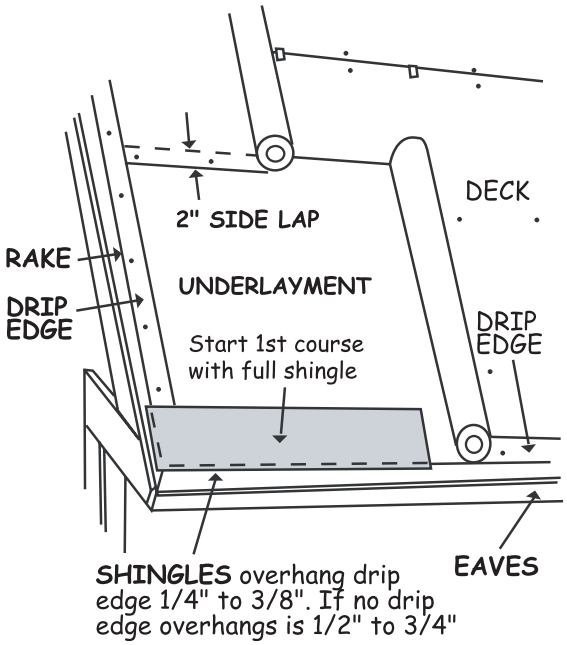
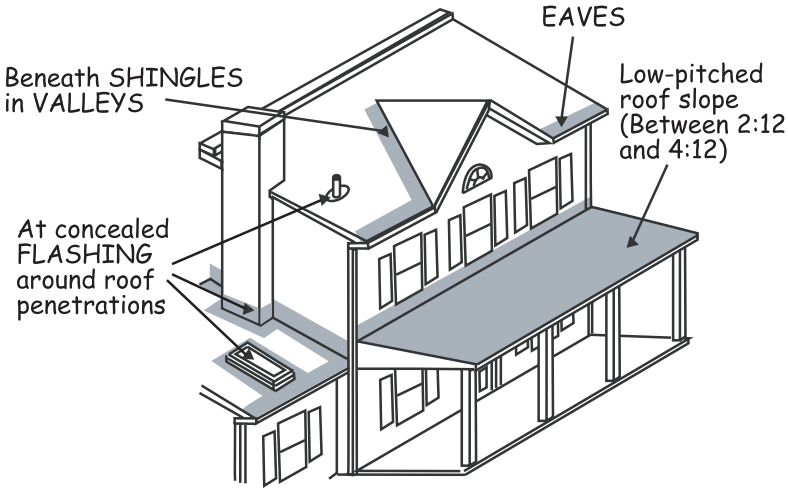
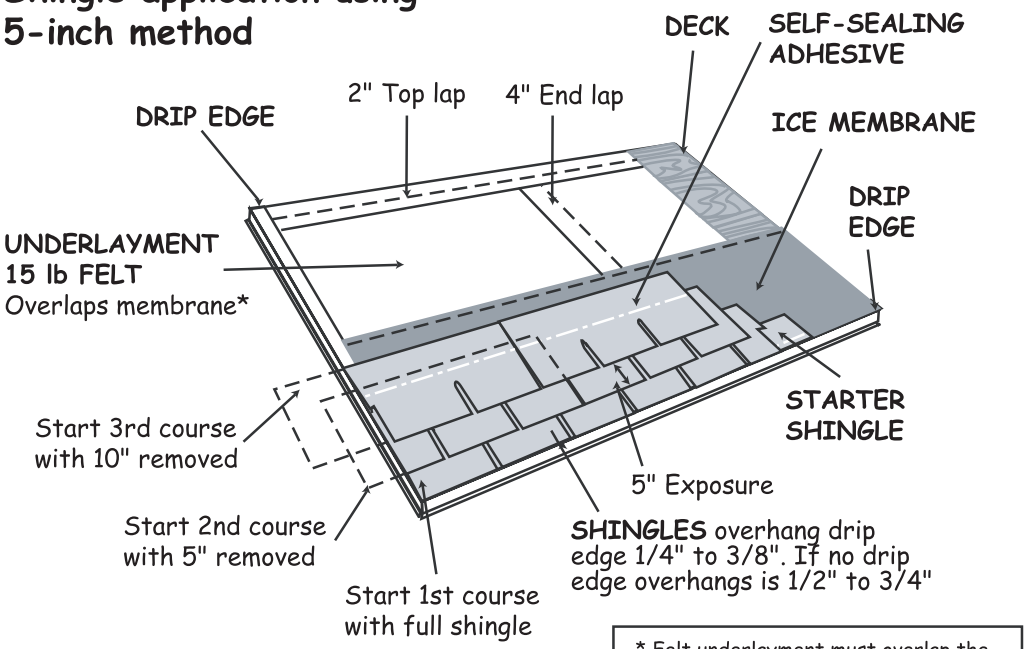
Ice protection underlayment



Where to use ice protection



Shingle application using 5-inch method



* Felt underlayment must overlap the ice membrane a minimum of 2 inches.