



RE: Roofing Requirements

To Whom it may concern,

The City of Aberdeen Resides in a special wind zone and the city has determined our wind zone at 105 mph 3 sec gust. All roofing material is required to meet this requirement. **No exceptions**. All roofing material is required to be installed per manufacture's requirements for high wind.

All reroofing is required to meet Section R908 (included) of the 2021 International Residential Code. Pay close attention to Section 908.3.1.1 items 1 and 3.

Item #3 is most common in our area as most roofs in our area have two or more layers. This situation will require the complete removal of all roofing down to the existing sheathing or skip sheathing. If skip sheathing is present the entire roof is required to be sheathed with 7/16" OSB or 1/2" plywood properly fastened for a 105-mph wind zone.

SECTION R908 REROOFING

R908.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9.

Exceptions:

1. Reroofing shall not be required to meet the minimum design slope requirement of one quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that provide positive roof drainage.
2. For roofs that provide positive drainage, recovering or replacing an existing roof cover shall not require the secondary (emergency overflow) drains or scuppers of section 903.4.1 to be added to an existing roof.

R908.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

R908.3 Roof Replacement. Roof replacement shall include the removal of existing layers of roof coverings down to the roof deck.

Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with section R905.

R908.3.1 Roof Recover. The installation of a new roof over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer's approved instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roof and roof coverings for support, shall not require the removal of existing roof coverings.

3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with R908.4.

4. The application of a new protective roof coating over an existing roof coating, metal roof panel, metal roof shingle, mineral surfaced roll roofing, built-up roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing and spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

R908.3.1.1 Roof recover not allowed. A roof recover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deterioration or has deteriorated to the point where 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 roofing.

R908.4 Roof recovering. Where the application of a new roof covering over wood shingle shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

R908.5 Reinstallation of materials. Existing slate, clay, or cement tile shall be permitted for reinstallation, except that damaged, cracked, or broken slate or tile shall not be reinstalled. Any existing flashings, edgings, outlets, vents, or similar devices that are part of the assembly shall be replaced where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R907.6 Flashings. Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

If you have any questions, please feel free to contact me at 360-537-3214.

Sincerely,