



## CITY of SPRING LAKE PARK

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# 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

Roof slopes of 2 in 12 to 4 in 12; ice and water protection is to be installed from the eaves to a point 12" inside the face of the exterior wall line. The balance of the roof is to be one (1) layer of 15# felt.

Roof slopes of 4 in 12 and steeper; ice and water protection is to be installed from the eaves to a point 12" inside the face of the exterior wall line. The balance of the roof is to be one (1) layer of 15# felt. In both cases ice and water protection is to be installed the full length of 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 and on all heated detached garages.

### 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 3/8" head, or corrosion resistant staples, minimum 16 gauge 15/16" crown width.

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.

### 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.

**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.**

Layovers are not permitted on manufactured homes.