

STATE BUILDING CODE INTERPRETATION FORM	STATE BUILDING COMMISSION One Capitol Hill Providence, RI. 02908-5859 (401) 222-3033	Code Interpretation No. 2010.003 Code Section 151.3 Date of Staff Preparation 2-3-2012
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INQUIRER	Thomas Furey	TITLE	Owner
JURISDICTION / ORGANIZATION		Furey Roofing & Construction Co., Inc	

ADDRESS	150 Carolina Ave	TOWN	Providence	STATE	RI	ZIP	02905
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<input checked="" type="checkbox"/>	BUILDING CODE	<input type="checkbox"/>	1&2 FAMILY CODE	<input type="checkbox"/>	ELECTRICAL CODE
<input type="checkbox"/>	MECHANICAL CODE	<input type="checkbox"/>	PLUMBING CODE	<input type="checkbox"/>	ENERGY CODE
<input type="checkbox"/>	ACCESSIBILITY CODE	<input type="checkbox"/>	FUEL AND GAS CODE	<input type="checkbox"/>	OTHER

QUESTION:

In reference to Chapter 15 Roofing article 1510.3 Recovering vs. Replacement condition 3. We are interpreting this to mean that when an existing building has two or more layers of roofing simply removing the top layer and replacing in kind or otherwise is not permissible without a variance. Must the roof deck be exposed and inspected before roofing commences when the conditions of 1510.3 exist?

RESPONSE:

This response begins by referencing Code SBC-1 **Chapter 15 Section 1510 Re-Roofing** Code quotations *“are indicated by Italicized text.” **emphasis provided as bold underline***
 The applicable definitions related to the inquiry are in **Article 1510.2 Definitions**
REROOFING. *The process of recovering or replacing an existing roof covering.*
ROOF COVERING. *The covering applied to the roof deck for weather resistance, fire classification or appearance.*
ROOF DECK. *The flat or sloped surface not including its supporting members or vertical supports.*
ROOF RECOVER. *The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.*
ROOF REPLACEMENT. *The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.*

Article "1510.3 Recovering versus replacement."

New **roof coverings shall not be installed** without **first removing all existing layers of roof coverings down to the roof deck** 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.**

Exceptions:

1. *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 that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.*
2. *Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1510.4.*
3. *The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.*

This section (1510.3 above) determines when ALL LAYERS of a previously installed roof covering system must be removed prior to the installation of a new roof covering . Note that the roof coverings need to be removed down to the roof deck or sheathing. Installation of a New Roof Covering requires REMOVAL of ALL EXISTING LAYERS to the ROOF DECK when ANY of 1510.3 conditions 1 through 3 occur.

Any existing roof surface prior to Recovering must be inspected to verify that conditions described in 1510.3 above DO NOT EXIST . Only when none of the conditions listed by 1510.3 items 1, 2, or 3 exist can a roof receive a new roof covering.

If any one of the three conditions listed 1510.3 items 1, 2, or 3 are present recovering is not an option.

1. All water soaked and unsuitable material must be removed and replaced to standards required for new, (Chapter 15 compliant) an existing roof covering is required to be removed; if it cannot be adequately dried, or, if its physical properties have been permanently altered.
2. All of the Wood shake, Slate, Clay, Cement, or Asbestos Cement Tiles historically do not make an adequate base for new roof coverings and would prevent a new roof covering from making a weather-tight seal. These types of coverings are called to be removed. (see 1510.5 Reinstallation of materials for slate, clay, or ceramic tiles.)
3. When an existing roof has two (2) or more layers of any type of covering system, all layers must be removed to enable the inspector and contractor to verify that the existing sheathing is not water damaged and still capable of providing an adequate nailing base. New materials and installation methods conforming to chapter 15 must be installed.

Exceptions to 1510.3

1. Exception 1 allows a new roof system such as a standing seam system transmitting all loads independently of existing roof decks directly to the structural support system. This system would not require removal of existing roof coverings.
2. Exception 2 allows certain roof covering including metal, concrete panel, and clay to be placed over wood and shake shingle roofs only if any concealed combustible spaces are properly addressed per 1510.4.
3. Exception 3 references the practice of "recoating" in which a new protective coating is placed over an existing spray polyurethane foam roofing system.

Additional considerations to be applied to 1510.3 exception #2 relating to Slate, Clay or Cement *roof covering*. **1510.5 Reinstallation of materials** places conditions on the re-use of roofing materials for existing *roof coverings* of **Slate, Clay, or Cement tile**. Historically, various types of materials have been removable without substantially damaging the material. Before re-use is allowed, materials such as **Slate, Clay, or Cement tile** must be examined thoroughly for cracks and deterioration.

PREPARED BY:

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2-16-2012

