



City of Banning

Building & Safety Department
99 E Ramsey Street, P.O. Box 998
Banning, California 92220
(951) 922-3120

RE– ROOF REQUIREMENTS

Documents Required:

- CF1R—Residential Alteration Re-roofing form completed and signed.
- Owner Signed Contract
- Number of Squares or Square Footage, Material and CRRC#

Required Inspections:

Tear-off Re-roof & Roof Overlay will require 2 Inspections:

- 1st Inspection — Pre-roof

After existing roofing material is removed, but before new roofing material is installed.

- 2nd Inspection—Roof Nail / Final***

When all work has been completed.

* Roof inspections require an approved OSHA ladder to be provided and secured to roof and roofing materials must be on site.

GENERAL REQUIREMENTS:

- ◇ ASPHALT SHINGLES– No more than (1) overlay of asphalt shingles may be applied over existing asphalt roof. (2) layers max.
- ◇ METAL ROOFING– Metal roofing shall be installed per the manufacturer's specifications.

*Must provide a current evaluation report (ICC-ES #, NER#, UL#, or equal) for listed assembly

- ◇ CLAY OR CONCRETE TILE ROOFING—CBC1507.3

- Tile roofs weighing 6 psf or less may be installed after existing roof coverings are removed, without need for structural calculations.

- Tile roofs weighing over 6 psf, or tile roofs of any weight when installed over existing roof coverings require structural calculations by a licensed engineer or architect. The engineer must also note that “the entire structure is adequate to sustain the additional loads”, regardless if the original is torn off or not. You must submit these calculations, along with dimensioned framing plan for review and approval to the Building Division. A current ES report # or equivalent for this product is required for approval.

INSTALLATION REQUIREMENTS:

- The following installations are accepted under the 2022 CBC, Chapter 15, and the 2022 CRC, Section R905. Roof slope requirements may vary for different types of roofing materials.
- Roofing materials must be installed per the manufacturer's installation instructions.
- At the time of tears-off inspection, all damaged decking and supporting members must have been replaced.
- Existing slate, clay, or cement tile shall be permitted for re-installation-although damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edging, drain outlets, collars and metal counter flashings shall not be installed where rusted, damaged, or deteriorated. Aggregate surfacing materials shall not be reinstalled. (CRC R907.5)
- Flashings shall be reconstructed in accordance with approved manufacturer's installation constructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation. (CRC R907.6)
- New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur: (CRC R907.3)
 - 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.
 - Where the existing roof covering is wood shake, slate, clay, cement, or asbestos-cement tile.
 - Where the existing roof has two or more applications of any type of roof covering.

Exceptions:

- Complete and separate roof systems, such as standing seam metal roof systems, that are designed to transmit the roof loads directly to the buildings structural system and that do not rely on existing roof and roof coverings for support, shall not require the removal of existing roof coverings.
- Installation of metal panel, metal shingle, and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when the application is in accordance with section R907.4.
- The application of the new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.
- Where the application of a new roof covering over wood shingle or 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 (CRC R907.5).

FLAT ROOFS:

- In order to prevent excessive accumulation of water (ponding), the roof must be sloped to provide positive roof drainage (CRC R907.1 exc).
- When old roof membrane is removed to original deck, It is recommended (not required) that deck be sloped to 1/4 inch per foot, the roof membrane installed must be approved for a flat roof installation and roof framing shall be checked for ponding instability as per ASCE7-16.

ENERGY REQUIREMENTS:

• Cool Roofs:

- The City of Banning is in Climate Zone 15. Replacement of a roof surface on existing residential roof does require installation of a cool roof in Climate Zone 15. (CEES 150.1(c)2, 150.1(c)11 and Table 150.1A

RADIANT BARRIER:

- If the existing roof sheathing over an attic space is being replaced, a continuous Radiant Barrier is required
- If required, the radiant barrier is to be installed below the roof deck in the attic, and on the gable ends, The most common installation method is to use roof sheathing with a barrier bonded to it by the manufacturer. The sheathing is installed with the barrier facing down towards the attic. Alternatively, a barrier material can be draped over the top of the rafters or trusses before the sheathing is installed, or can be stapled between or underneath the rafters or top chords of the trusses after the sheathing is installed. A radiant barrier shall have an emittance of 0.05 or less, tested in accordance with ASTM C1371 or ASTM E408, and shall be certified to the Department of Consumer Affairs as required by Title 24, part 12, Chapter 12-13, Standards for Insulating Material and shall meet the installation criteria specified in the Reference Residential Appendix RA4 [CEES 110.8(j) and 150.1(c)2, & 150.1(c)11, Compliance Manual Section 3.8.2B]
- Title 24 Energy Compliance Reports: (If radiant barrier is required)
- The following forms must be filled out and submitted with the permit application
 - Certificate of Compliance form CF1R-ALT-01 Prescription Alterations
- The following forms must be completed by the installer(s) prior to final
 - Certificate of Installation form CF-2R-ENV-04 Roofing-Radiant Barrier

SMOKE AND CARBON MONOXIDE ALARMS:

In single and multi-family residences (including townhomes, condominiums, and apartments), installation of smoke alarms and carbon monoxide alarms is required prior to final inspection.