



Reroof Conditions

The following items are conditions for permit issuance and strict compliance is mandatory.

1. Only two (2) layers of roof covering are permitted. R907.3
2. Ice barrier is required under first layer. R907.3
3. **CMS shall complete your reroof inspection by using digital photos. Photos shall be geotagged and of sufficient detail to be acceptable. Please take pictures of the following areas:**
 - a. **After tear-off showing ice and water barrier in place per code, and any valley flashings. Minimum of 10 photos of sufficient quality and size.**
 - b. **Final photos of overall views of all sides/areas, step flashing, other flashing, chimney areas, roof vents, and roof jacks (for plumbing and electrical seals, etc.). Minimum of 10 photos of sufficient quality and size.**
 - c. **Also take a photo of any special conditions.**
 - d. **If photos are not of sufficient quality and size, we may have to inspect on site, which will result in a reinspection fee.**
4. Provide ice dam protection on all roof edges. Protection shall extend from the eave's edge to a point at least 24" inside the exterior wall line. R905.2.7.1 Exception: Detached accessory structures that contain no conditioned floor area.
5. Attic ventilation: The total net free ventilation area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated no more than 3 feet below the ridge or highest point, with the balance of required ventilation provided within the bottom third of the attic space. (i.e. eaves) MSBC1309/R806.2
6. Sidewall Flashing: Flashing against a vertical sidewall shall be by the step-flashing method. R905.2.8.4
7. Existing buildings and structures: Kick-out flashings shall be required in accordance with Section R903.2.1 when simultaneously re-siding and reroofing existing buildings and structures. R903.2.1.1
8. Asphalt shingles shall be fastened to solidly sheathed decks, or one inch (1") thick nominal wood boards. R905.2.1
9. This structure must comply with all portions of the Minnesota State Building Code whether noted on this plan or omitted. Failure to note any detail(s) on the plan does not remove the builder from the responsibility of complying with the Building Code.
10. The term "complete" shall include all work proposed in the approved permit. All building permits issued shall complete construction of the project within one hundred and eighty (180) days after the permit is issued, without additional approval. If at the time of application, the project is anticipated to not be completed within one hundred eighty (180) days, the applicant shall provide the project's anticipated timeline. CMS may adjust for reasonableness and approve project timelines as part of the permit review process up to five hundred and forty (540) days. Projects anticipated to exceed five hundred and forty (540) days shall seek approval from the jurisdiction's applicable governing body.
 - a. A permit holder may request extensions in increments of one hundred and eighty (180) days. CMS may approve up to two extensions if CMS judges steady and continuous progress is being made. Permit holders requesting more than two extensions shall make an application for a new permit. The new permit application shall state the reason and demonstrate that circumstances were beyond the control of the permit holder.