

**City of Gillette**  
**CHAPTER FIVE BUILDINGS**

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**2018 IRC 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, re-covering or replacing an existing roof covering shall not require the secondary (emergency overflow) drains or scuppers of Section R903.4.1 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 covering 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 roofs 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 Section R908.4.

4. The application of a new protective *roof coating* over an existing protective *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 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 slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

**R908.4 Roof recovering.** 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.

**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 a part of the assembly shall be replaced where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

**R908.6 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.

## MINIMUM BUILDING DESIGN REQUIREMENTS

<b>Minimum Roof Live Load for Roofs with = &gt; 1:12 Pitch or greater 4.76 Degrees</b>	Load reductions shall be <u>prohibited</u> .	<b>30 psf</b>
<b>Minimum Roof Live Load for Roofs with less than 1:12 Pitch 4.76 Degrees</b>	Load reductions shall be prohibited.	<b>35 psf</b>
<b>Wind Loads</b>		<b>Ultimate Design Wind Speed 115 mph</b>

		<b>Nominal Wind Speed 90 mph</b>
<b>100-Year, 1 Hour Rainfall (inches)</b>	Source: IPC Figure 1106.1	<b>2.5</b>
<b>Seismic Design Category</b>		<b>B minimum</b>
<b>SUBJECT TO DAMAGE FROM:</b>		
	<b>Weathering</b>	<b>Severe</b>
	<b>Frost Line Depth</b>	<b>42 inches</b>
	<b>Termite</b>	<b>Slight to moderate</b>
	<b>Decay</b>	<b>None to slight</b>
<b>Winter Design Temp</b>	Source: IPC Appendix D Table D-101	<b>-8° F</b>
<b>Ice Shield Underlayment Required</b>	Source: IBC Section 1507.2.8.2, IRC Sections R905.2.7, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, R905.8.3.1,	<b>Yes</b>
<b>Flood Hazard</b>	Source: IRC Table R-301.2(1) Note - G	<b>10/15/90</b>
<b>Air Freezing Index</b>	Source: IRC Table R-403.3(2)	<b>2500</b>
<b>Mean Annual Temp</b>	Source: NOAA as referenced By the IBC.	<b>45° F</b>
<b>Heating Degree Days (HDD)</b>	Climate Zone-6B.	<b>7995</b>
<b>Structural Concrete Minimum 28 Day Compressive Strength</b>		<b>4,000 PSI</b>