



FROM: Teton County Building Department
TO: Public
RE: Reroofing Permit
DATE: April 26, 2016

Teton County Code (Title 6), Idaho State Code (39-4111) and the International Building Code, allow Teton County to require the issuance of a building permit before any structure may be constructed, moved, installed or enlarged.

Section 104.1 of the 2012 IBC describes the duties of the building official as: *The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.*

IRC: Section R907 Reroofing

R907.1 General.

Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9.

IBC: Section 1510 Reroofing

1510.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the International Building Code.

To this effect, Teton County hereby establishes a “Reroofing permit” with the following policy.

The purpose of a reroofing permit is to ensure that the reroofing of a structure is done in the safest manner possible to not put life or property at risk. Teton County has higher snow loads than many parts of the country, and as such there is concern that the additional weight of a roofing layer may exceed the carrying capacity of the roofing system. In addition there is concern that older roof coverings were not installed with adequate or any water/ice barrier material. These concerns, and the potential risks justify the need for a “Reroofing Permit” with the following criteria.

1. A permit is not required for the replacement of 10% or less of the roof area.
2. A permit is not required if an additional layer added to the original layer (2 total layers) and engineered plans show the additional layer will not exceed the carrying capacity of the roof structure.
3. A residential Building Permit and engineered plans are required for re-roofs involving structural elements including but not limited to, additions or modifications, roof sheathing, skylights, change of roof pitch, addition or relocation of mechanical units or installation of heavier materials than were previously installed.
4. The following three (3) inspections are the most that may be required-
 - a. Pre-Construction:
 - i. Prior to the installation of an additional layer of roofing material over an existing layer(s); or
 - ii. After the removal of all existing roofing material and underlayment & prior to re-covering; or
 - iii. Prior to installing roof coverings on all roofs having a slope of 2:12 or less.
 - b. Nailing or Progress Inspection:
 - i. Where the existing roofing material is being completely removed and replaced, and the underlying sheathing is being replaced or added over skip sheathing, a nailing inspection is required prior to any roofing materials being placed; or
 - ii. Where an additional layer of roofing material is placed over an existing layer, a progress inspection is required.
 - c. Final:
 - i. Final inspection when all work is complete