

Permit Requirements

A permit is required to reroof a residence. Permits may be obtained by either the homeowner or a contractor who is licensed by the State of Minnesota, Department of Labor and Industry. Roofing repairs that are larger than a 10' x 10' area or 1 square of roofing material requires a building permit per City of Bloomington policy.

Building Code Authorization

The City of Bloomington has adopted the 2020 Minnesota Residential Code (effective date March 31, 2020) as per Bloomington City Code Section 15.01.* Chapter 1309 of the 2020 Minnesota State Building Code (MNRC) mandates the adoption of the 2018 International Residential Code (IRC). Chapter 9 of the 2018 International Residential Code addresses both Roofing and Reroofing.

*Note that *all* cities and counties in Minnesota that have a building code are required to adopt the 2020 Minnesota State Building Code.

Design, materials, and construction

Section R901 of the Minnesota State Residential Code indicates that "The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies".

Reroofing requirements of the building code

With regards to the **reroofing** portion of Chapter 9 of the International Residential Code, MNRC R908 requires that "Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9".

Manufacturer's installation instructions

Chapter 9, Section R903.1 of the 2020 MN Residential Code requires that roof assemblies shall be designed and installed in accordance with this code **and** the approved *manufacturer's installation instructions*. *More specifically*, Chapter 9, Section R905.1 requires that roof coverings be applied in accordance with this section **and** the *manufacturer's installation instructions*.

Number of layers of asphalt shingles allowed

MNRC R908.3.1.1 "Condition three allows for a total of two layers of asphalt shingles before tear off is required".

Code requirements for 115 mph wind, 3-tab shingles, attachment, etc.

MNRC Table R301.2(1) Wind speed criteria (115 mph Ultimate).

MNRC R905.2.4.1 addresses wind resistance requirements for asphalt shingles. All asphalt shingles (including 3-tab shingles) bearing the packaging label "ASTM D7158, Class D" or "ASTM D3161, Class D" are approved for 115 mph ultimate wind speeds..

Note: *Class F, G, and H are approved for wind speeds greater than 115 mph ultimate.*

ASTM D3161 Class A is also accepted.

MNRC R905.2.6 Attachment of asphalt shingles shall be installed as required by the manufacturer.

Attachment of wood shakes and wood shingles shall be as per the manufacturer's installation instructions (usually a stainless steel fastener).

Note: *The most important factor in achieving a wind-stable roof is having the sealant strip attach the shingles together.*

Metal drip edge

Is **not** required by the MN Residential Building Code unless required by shingle manufacture.

Roof rafter space/attic ventilation

Ventilation is **not** required by the code to be upgraded or altered when reroofing. Existing levels of ventilation are not to be reduced unless reduction maintains code minimums.*

*See manufacturer's requirements for installing ice barrier.

Roofing sheathing

When is roof sheathing structurally unsound? That determination must be made by a contractor, building consultant (engineer), and/or homeowner. The building inspector does *not* make such a determination. Per MNRC Section R905.2.1 - "Asphalt shingles shall be fastened to solidly sheathed decks or 1" thick nominal wood boards."

This information is a guide to the most common questions and issues. It is not intended, nor shall it be considered, a complete set of requirements.

Asphalt roofing manufacturers

The following asphalt roofing manufacturers* are approved by the City of Bloomington (ESR= International Code Council Evaluation Service Report; UL = Underwriters Laboratories Report; PRI = PRI Validation Program Report).

CertainTeed	ESR-1389, ESR-3537
GAF	ESR-1475, ESR-3267
IKO	PRI ER 476E01
Malarkey	ESR-3150
Owens Corning	PRI ER 1378E01
PABCO	ESR-1717
TAMKO	UL ER2919-02

*The use of products manufactured by other asphalt roofing companies must be approved by the City of Bloomington prior to use.

Ice barrier (ice and water shield)

MNRC R905.1.2: The ice barrier shall extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

Exception: Detached accessory structures (garages and storage buildings) that contain no conditioned floor area are not required to have an ice barrier.

Note A: Most manufacturers of ice barrier materials require a MINIMUM of **two** rows of ice barrier (no matter how little the roof overhang). Read the installation instructions.

Note B: Many manufacturers of ice barrier require that the ventilation of the roof rafters (or attic) be provided.

MNRC R908.3 – 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.

Low slope roofs

Asphalt shingles are not allowed on roof slopes of less than 2:12. For roof slopes from 2:12 to 4:12, two layers of underlayment or other approved material is required.

Shingles over Unventilated Attics

Shingles and Ice and Water Shield used on unvented attics (AKA “Hot Roofs”) --Check Manufacturer’s instructions as not all asphalt shingles are approved to be used over unvented attics and doing so may void the warranty.

Flashing

MNRC R908.6 requires that “Flashings shall be reconstructed in accordance with approved manufacturer’s installation instructions.”

Note: *Kickout flashing is not required during reroofing unless residing is being done concurrently.*

Waiver of liability

“The information contained in this handout is intended to portray the most common areas of question and concern. The current edition of the International Residential Code will govern in all cases.”