



Building Division
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General requirements for permit applications based on the:
2016 California Residential Code (CRC)
2016 California Building Code (CBC)
2016 California Fire Code (CFC)
City of American Canyon Municipal Code.

RE-ROOF PERMITS & INSPECTIONS

Permits

- All re-roofs performed in the City of American Canyon require a permit. The tear-off of existing roofing materials shall not commence, and the installation of new roof covering shall not be installed, without first obtaining a building permit from the Building Department.
- A separate permit is required for each building structure onsite undergoing a re-roof project. EXCEPTION: On a single-family property, both a detached garage and the dwelling can be re-roofed under the permit obtained for the main house.
- Building permit fees are based upon the square feet of re-roof area, as well as other required issuance fees, as noted within the City of American Canyon Table B1-User Fees. In addition, if construction documents shall be required for submittal to the building department offices, then code plan review fees will also be required.

The Reroof Permit is NOT available Over-The -Counter if you are:

- Adding a new roof as part of a larger remodeling project.
- If the new roof will exceed a total weight of 7.5 lbs/square foot (including sheathing and roofing material).
- Modifying the roof structure, such as adding skylights, etc.

Re-Roof Inspections (*The Permit Card must be on site at all times*):

A safe ladder shall be provided and setup & secured in place for each & every single inspection site visit. A ladder may be considered safe to use when installed as per Occupational Safety and Health Administration (OSHA) standards (in general, for example such as but not limited to the following: In good working order; extend at least 3 feet & 3 rungs above the roof edge; properly secured in place, stable and installed at a proper angle/slope; free of any slippery material on the rungs, steps or feet; Etc.) If safe access to the roof is not possible or other conditions pose a potential fall hazard (e.g. Steep roof above 4:12 slope; lack of fall protection; Etc.) then the inspector may only perform inspections from safe ladders setup/secured at roof overhang areas and/or ground level.

Roof coverings shall be applied in accordance with the applicable provisions of the code and the manufactures installation instructions. **Manufacturer's installation specifications shall be provided** at the job site for the building inspector. (CBC 1506, 102.4 & CRC 904, R102.4)

"ROOF SHEATHING" Inspection: This type of inspection can be performed during the "Re-Roof In-Progress" inspection. However, if the installation of the new roof sheathing identifies the need for code required corrections, then removal of the new roof covering materials may be required. Proceed at your own risk.

"PRE-ROOF OVERLAY" Inspection: This type of inspection can be performed during the "Re-Roof In-Progress" inspection. However, if the installation of new roof covering over an existing roof covering identifies the need for code required corrections, then removal of new roof covering materials will be required. Proceed at your own risk. A roof re-cover (overlay) shall not be permitted where the existing roof has two or more applications of any type of roof covering. (FYI: A max. of 2 roof covering is permitted by code for most, but not all, type of roof covering materials. Therefore, all existing layer(s) may need to be removed.) [CRC R908, CBC 1511]

FIRST(1st) Required Inspection, "Re-Roof In-Progress": The roofing assembly (sheathing, underlayment, flashing, roofing material, etc.) has started to be applied with **a minimum of 15% and maximum of 60% of the roofing assembly completed.** During this inspection the building inspector will inspect a representative sample (but not limited to) the following:

- Underlayment
- Roofing Meets Minimum Class B Fire Classification/Assembly Standards
- Flashing
- Roof Sheathing Material/Fasteners. Roof Deck/Sheathing appears to be Structurally Sound
- Tear-off of all existing roof covering has been completed. -OR- If the new roof covering is permitted as per code to be overlaid over existing material; the inspector will verify existing exposed substrate conditions.
- Any exposed roof sheathing repairs.

SECOND (2nd) Required Inspection, "Re-Roof Final":

Occurs after the In-Progress inspection is signed off, and scheduled once all re-roofing is completed. The inspector will provide a limited visual inspection and observe representative samples of the following to verify compliance with minimum technical code requirements:

- All flashing, sealed exposed fasteners, completed drip edge flashing/gutters, roof drainage/slope, etc. are completed.
- Chimney Spark Arrestor installed.
- Attic Ventilation (where applicable).
- Verification of Smoke & Carbon Monoxide Alarm Placement (Dwellings) or Signed Affidavit.

Smoke Detectors and Carbon Monoxide Alarms

Carbon Monoxide Alarms:

The Carbon Monoxide Poisoning Prevention Act (Senate Bill- SB 183) requires all single-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms within the home. Carbon Monoxide is a colorless, odorless gas that is produced from heaters, fireplaces, furnaces, and many types of appliances and cooking devices. It can also be produced from vehicles that are idling.

- CO devices shall be installed outside each sleeping areas of the home and including each story and the basement. The manufacturer's installation instruction should also be followed.

Smoke Detectors are to be located:

- In each bedroom / sleeping room, and outside each sleeping area in the immediate vicinity of the bedrooms / sleeping room.
- On each story, including basements (but not crawl spaces) and habitable attics.
- Where stairs lead to other occupied levels, place a smoke detector on the ceiling of the upper level in close proximity to the stairway, located so that rising smoke is not prevented from reaching the alarm by a door or obstruction
- On coffered ceilings, place on top level or within 12 inches of top level on sloped side.
- Place a minimum of: 20 feet away from cooking appliances; 3 feet away from bathrooms with tubs or showers; 3 feet away from air supply registers; 3 feet away from ceiling fans with paddles.