



# NONRESIDENTIAL RE-ROOF REQUIREMENTS



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561  
www.stocktonca.gov/buildinginspection

## PERMIT REQUIREMENTS:

- A permit is required for all re-roof projects including adding an additional layer of roof covering to an existing roof.
- Permits are issued to a California licensed **C-39** contractor with a current City of Stockton Business License. **“B” licensed contractors cannot pull re-roof permits unless it is part of a larger project.**
- **Nonresidential re-roof permits are now available to apply, pay, and receive online via our Online Permit System. You must create a free user account to use this service. Please visit [www.aca.accela.com/Stockton](http://www.aca.accela.com/Stockton)**
- Permits can also be obtained at the Community Development Department Permit Center.
  - Located at 345 N. El Dorado St, Stockton, CA 95202
  - Office hours are from 8:00 a.m. to 4:30 p.m. Monday through Friday, closed alternate Fridays.

## SUBMITTAL CHECKLIST:

- A. Completed Building Permit Application
- B. Energy Code Compliance (Cool Roof) – See below for more information
- C. Completed Air Pollution Control District (APCD) Compliance Form
- D. Authorization Letter from the licensed contractor for the individual picking up the permit (if applicable)

## ENERGY CODE REQUIREMENTS:

- Existing roofs being replaced, recovered, or recoated for nonresidential, high-rise residential and hotels/motels buildings shall meet the requirements of CEC §110.8(i) for the roofing product **and** roof insulation. When the alteration is being made to 50 percent or more of the existing roof area or when more than 2,000 sq. ft. of the roof is being altered, (whichever is less) the requirements apply. When a small repair is made, these requirements do not apply. For example, the requirements for roof insulation would not be triggered if the existing roof surface were overlaid instead of replaced.
- These requirements only apply to conditioned spaces and do not apply to unconditioned and process spaces. However, these requirements do apply to roof areas over office spaces in buildings that also have process spaces.

### **Roof Products:**

- The following table identifies the requirements for new roof products:

Climate Zone 12 (City of Stockton)			
		Nonresidential	High-Rise Residential or Hotel/Motel
<b>Steep Sloped</b> Roofs ≥ 2:12	Aged Solar Reflectance	≥ 0.20	≥ 0.20
	Thermal Emittance	≥ 0.75 or SRI ≥ 16	≥ 0.75 or SRI ≥ 16
<b>Low Sloped</b> Roofs < 2:12	Aged Solar Reflectance	≥ 0.63	≥ 0.55
	Thermal Emittance	≥ 0.75 or SRI ≥ 75	≥ 0.75 or SRI ≥ 64

**ENERGY CODE REQUIREMENTS (cont.):****Roof Insulation:**

- When a roof is exposed to the roof deck or recover boards, the exposed roof area shall be insulated to achieve a continuous insulation value of R-14.
- The following are exceptions to the insulation requirements:
  - No additional insulation is required if the roof is already insulated to a minimum level of R-7.
  - If mechanical equipment is located on the roof will not be disconnected and lifted as part of the roof replacement, insulation added may be limited to the maximum insulation thickness that will allow a height of 8 inches from the roof membrane surface to the top of the base flashing.
  - If adding the required insulation will reduce the base flashing height to less than 8 inches at penthouse or parapet walls, the insulation added may be limited to the maximum insulation thickness that will allow a height of 8 inches from the roof membrane surface to the top of the base flashing. These conditions must be met:
    - The penthouse or parapet walls are finished with an exterior cladding material other than the roofing covering membrane material.
    - The penthouse or parapet walls have exterior cladding material that must be removed to install the new roof covering membrane to maintain a base flashing height of 8 inches.
    - For nonresidential buildings, the ratio of the replaced roof area to the linear dimension of affected penthouse or parapet walls shall be less than 25 square feet per linear foot.
    - For high-rise residential buildings, hotels, or motels, the ratio of the replaced roof area to the linear dimension of affected penthouse or parapet walls shall be less than 25 square feet per linear foot.
    - Increasing the elevation of the roof membrane by adding insulation may also affect roof drainage. The Energy Standards allow tapered insulation to be used that has a thermal resistance less than that prescribed in Table 141.0-C at the drains and other low points, provided that the thickness of insulation is increased at the high points of the roof so that the average thermal resistance equals or exceeds the value that is specified in Table 141.0-C.
- Whenever possible, the required additional roof insulation should be installed on the underside of the roof membrane to avoid any conflicts with existing roof drainage, existing flashing/waterproofing, and existing mechanical units.