

Building Permits & Inspection Division

General Information: (916) 875-5296
<https://building.saccounty.gov/>

9700 Goethe Rd • Suite A Sacramento 95827 M-F 8:30am-4:00pm

827 7 th St • Room 102 Sacramento 95814 M-F 8:30am-4:00pm
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Residential Re-roof Policy

Permit Required:

Re-roofing permits must be obtained prior to starting any phase of the job and are the responsibility of the contractor and/or home owner. For emergency repairs under CRC Section 105.2.1, apply online by next available business day.

Exempted Work:

Roof repairs that do not exceed 10 percent of the roof area, up to a maximum of 400 square feet or whichever is less, do not require a permit.

Example:

Residential: $20 \text{ squares} \times 10\% = 2 \text{ squares}$ (a roofing square is equal to 100 square feet of the roof)
A maximum of 2 squares can be repaired without a permit.

Permit Submittal Requirements:

Apply electronically for permit at [online portal](#)

General Roof Requirements:

Roofing may be two layers maximum. The roof assembly shall not have less than a Class C fire rating. However, there are areas in Sacramento County that are subject to Government Code Section 51175 et seq., otherwise known as the Bates Bill. In these areas, a fire-retardant roof covering that is at least Class A rating is required.

Cool Roof Requirements:

Cool Roofs are required per the California Energy Code. Qualifying as a cool roof means the product must be tested and labeled by the CRRC (Cool Roof Rating Council). The following methods of installation meet the cool roof requirements:

- Certified cool roof material used in the installation
- Building has a minimum of R-38 insulation in attic
- There are no HVAC ducts located in the attic
- Existing HVAC ducting in attic are sealed and tested per standard energy procedure
- Minimum 1 inch air space is added between the roof deck and roofing material over the attic area
- Building has a complying radiant barrier installed throughout the roof/attic area

Note: Regardless of installation method, CA energy form CF2R must be completed and provided to inspector at scheduled inspection.

When is Engineering Required?

Structural calculations are required when upgrading to a tile roof. Submit calculations performed by a registered California architect, civil engineer or structural engineer with your online application. If project includes re-pitch, building design plan is required and is not considered a re-roof.

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What if there is an existing PV system?

A roofing contractor is not licensed to remove or install a photovoltaic system. Work is required to be done by a licensed electrical or solar contractor. A separate miscellaneous permit will be required for removing and replacing the PV system and a roof plan will be required for that submittal.

Gas Appliance Vent Requirements:

“B” vents and other types of gas appliance vents will be secured in place and visible at the “In Progress” inspection. They are required to be secured by a listed bracket, or by metal straps on both/all sides of the vent and going in both directions. “B” vents require a 1” clearance from combustibles. Single wall vents require 6” clearance from combustibles.

Inspections:

Two (2) inspections are required: an “In-progress” and a final. The “in progress inspection” may have up to 50% of the roof completed. If the contractor exceeds the 50% completion point and does not call for the “in progress inspection, he/she may be required to remove new material to verify that all specifications have been met to the satisfaction of the building inspector. All valleys are to be exposed with liners per manufacturer specifications. Provide an OSHA approved extension ladder that is set up and secured.

* Overlays (all except steel roofs) will require a final only. Only 2 layers of roofing are allowed.

Assessment of Re-Inspection Fee:

Re-inspection fee(s) will be assessed when additional inspection time results due to infractions of any of the following items listed below:

- When a called inspection is not complete
- When corrections called for are not made.
- When Access to the property is not provided or a ladder is not provided to access the roof
- When proper documentation is not provided (CF2R energy forms, installation instructions, etc.)
- When work is concealed prior to inspection.

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