

## **Bulletin #8: Roof Permits**

Date: April 1, 2016  
Effective Date: Immediately  
Amended Date: July 27<sup>th</sup>, 2023  
To: All Staff  
From: Fred Clum, Chief Building Official

Subject: Explanation, Requirements and Procedure for Roof permits

Re-roof requirements are found within the Florida Building Code, Existing Chapter 7 – Level 1 Alterations. It is the intent of this bulletin to clarify the requirements of the Building Code, highlighting specific areas of concern.

### **Definitions:**

**Re-Roof:** The process in which the existing roof covering is removed and substrate is exposed and new underlayment and roof covering is installed. See FBC-E Section 708.7 for specific requirements.

**Roof Recovering:** The process in which new roof coverings are applied to and over the existing roof system. See FBC-E Section 708.3 for specific requirements.

**ROOF SECTION:** A separating or division of a roof area by existing expansion joints, parapet walls, flashing (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system. Not more than 25% of roof area or section can be affected within a 12-month period, see FBC-E Section 708.1.1 for specific requirements.

### **Florida Building Code 5<sup>th</sup> Edition (2020) – Existing – Chapter 7 Alteration level 1**

**706 – Structural** (Applies to all re-roof permits)

#### **706.3.2 Roof diaphragms resisting wind loads in high-wind regions.**

Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed,  $V_{ult}$ , is greater than 115 mph, as defined in Section 1609 (the HVHZ shall comply with Section 1620) of the *Florida Building Code, Building*, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the *Florida Building Code, Building*, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting at least 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the *Florida Building Code, Building*.



## **SECTION 708 RE-ROOFING**

### **708.1 General.** (Applies to all re-roof permits)

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *Florida Building Code, Building* or Chapter 9 of the *Florida Building Code, Residential*. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this code.

### **708.8** (Applies to single family residences)

When a roof covering on an existing site-built single family residential structure is removed and replaced on a building that is located in the wind-borne debris region as defined in the *Florida Building Code, Building* and that has an insured value of \$300,000 or more or, if the building is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$300,000 or more:

- (a) Roof to wall connections shall be improved as required by Section 708.8.1.
- (b) Mandated retrofits of the roof-to-wall connection shall not be required beyond a 15-percent increase in the cost of reroofing.

**Exception:** Single-family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

**Any single family dwelling permitted after September 14, 1993 has been deemed to comply with per FBC-E, Section 708.8.1 Exception #1.**

Regarding FBC-E, Section 708.8.1 Exception #2; Roof-to-wall connections shall not be required unless evaluation and installation of connections at gable ends or all corners can be completed for 15 percent of the cost of roof replacement. Per a Declaratory Statement (DCA09-DEC-045) issued the 9<sup>th</sup> day of July, 2009 the improvement requirements of the code to gables or hip corners is required. Furthermore, if 15% of the re-roof permit is sufficient to complete all of the “prioritized” elements but insufficient to complete the other elements then no “partial” improvement of the non-prioritized elements are required. It is the requirement of the code to improve the structure up to 15% of the re-roof work even if only a portion of the “prioritized” elements are improved.

Per licensing requirements the enhancements/strengthening of connections as required by FBC-E Sections 706.3.2 or 708.8 will require a General Contractor to be associated with the roof permit as a sub-contractor or they shall obtain their own permit for the improvements.

Refer to Re-Roof permit checklist for permitting requirements.