

Roof Replacement, Repair, or Recover

Florida Building Code, Existing Building definitions for roof related permits

All code references refer to **Florida Building Code, 7th Edition (2020), Existing Building**, unless otherwise noted.

REROOFING - The process of recovering or replacing an existing roof covering. See “Roof recover” and “Roof replacement.”

ROOF RECOVER - The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.

For example, when installing a new layer of shingle roof covering over an existing layer of shingles. A maximum of 2 layers of roof covering is allowed. Other conditions may apply, see the Florida Building Code, Existing Buildings, section 706.3.

ROOF REPAIR - Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.

For example, when removing and replacing sheathing, roof underlayment, roof covering, provided that the area repaired is less than 25% of the roof section or roof area. See FBC-E Section 706.1.1 for additional information.

ROOF REPLACEMENT – The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.

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.

Application Materials Required:

ALL ROOF RELATED PERMITS Permit Application Required Materials:

All documents in this list must be completed:

1. [Building Permit Application](#).
2. [Notice of Commencement \(NOC\)](#) is required before scheduling the first inspection. A certified copy of the NOC is required if job value is equal to or greater than \$2,500. (The NOC is not required before obtaining the permit.)
3. Additional Requirements
 - A. [Owner-Builder Affidavit](#) must be provided by Owner-Builder (must be notarized by County Staff).
 - B. Note: Additional information may be requested during the plan review process, such as documentation that the scope of work does not exceed 50% of the improved value of the structure.
 - C. If changing from shakes, shingle or metal engineering will be required to show that the roof structure can meet the additional load.
 - D. If mitigation/strapping or diaphragm work performed, Hurricane Mitigation Affidavit required

REROOFING PERMITS

All documents in this list must be completed:

1. Provide product approvals for roof covering and secondary water barrier. The product approvals are available from the supplier or can be retrieved from one of the following sites:
 - a. [State of Florida Product Approvals](#)
 - b. [Miami-Dade Notice of Acceptance \(NOA\)](#)
2. [Re-Roof Affidavit](#). For structures with wood roof decks. The contractor is required to have this document on site at the time of the 169 – Re-roof Dry-in/Flashing Inspection. *(The Re-Roof Affidavit is not required before obtaining the permit.)*

ROOF REPAIR

All documents in this list must be completed:

1. [Roof Repair Percentage Form](#)

ROOF RECOVER

All documents in this list must be completed:

1. Provide product approvals for roof covering. The product approvals are available from the supplier or can be retrieved from one of the following sites:
 - a. [State of Florida Product Approvals](#)
 - b. [Miami-Dade Notice of Acceptance \(NOA\)](#)