

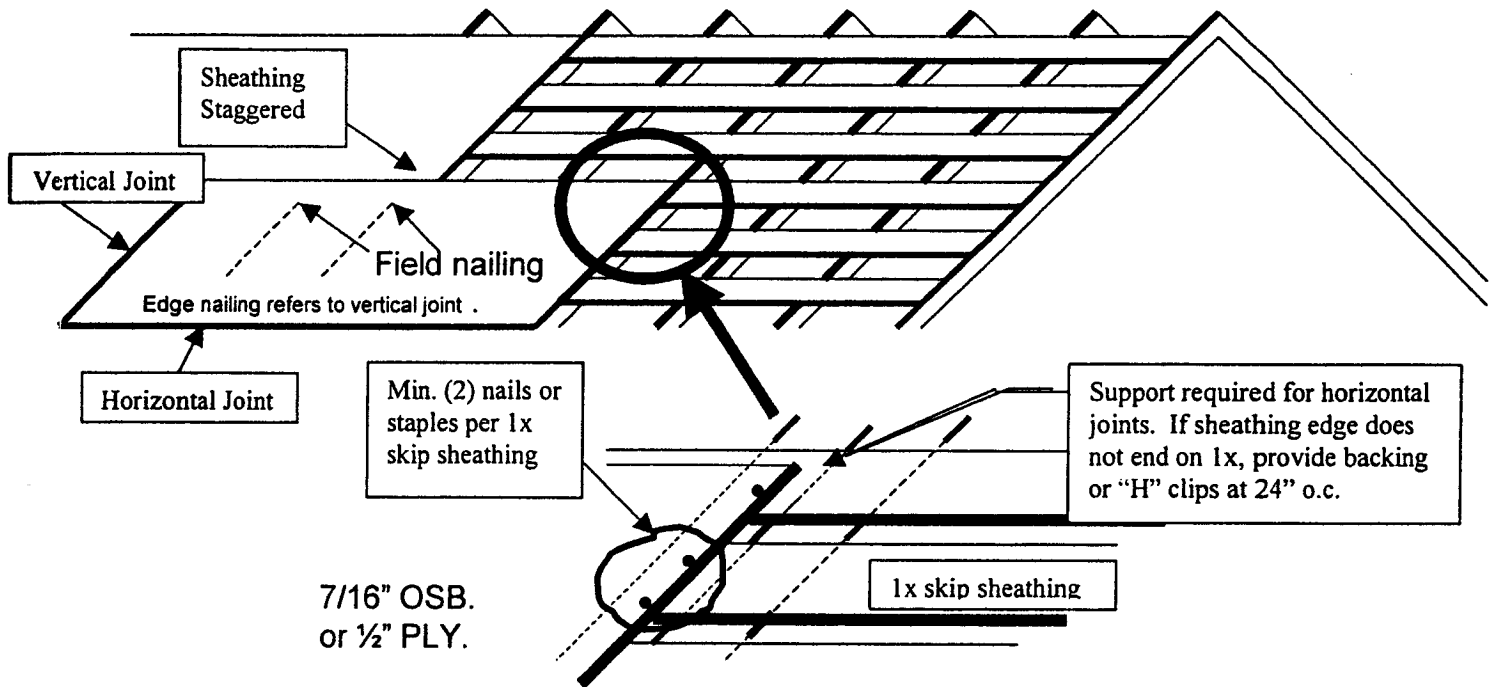


# CITY of SANGER

## Building Division

### RE-ROOF PROCEDURE AND INSPECTIONS

7/16" OSB or 1/2" Plywood should be installed directly over 1x skip sheathing. The required nailing schedule is the minimum distance in inches between nails or staples. For all vertical joints a minimum of (2) nails are required at each 1x. 12" is required in the field or center of the OSB or Plywood. (See diagram)



**Two inspections are required. A ladder must be available for each inspection.**

#### **1<sup>st</sup> inspection: ROOF NAILING**

Items 1 – 5 must be completed prior to inspection request.

1. OSB or PLYWOOD is in place and completely nailed as required. (See diagram above for nailing requirements). Nail heads or staple crowns shall not penetrate sheathing surface or plywood "skin". Partial sheets must be used at roof ends or valleys only. OSB must have rough side up.
2. Any "rotted" or otherwise damaged wood (including fascia has been replaced). Reused plywood sheathing is sound and nailed at 6" edge and 12" field nailing schedule (minimum distance between nails or staples). Any delaminated sheets have been replaced with new.
3. Water heater exhaust vents must be double-wall B-vent type or asbestos in good condition and secured away from wood with a minimum clearance of 1".
4. "Cut-outs" for exit vents (dormers, eye-brows, turbines, etc.) must be clearly marked on sheathing to show location and number of vents. Adequate exit venting will be required at final inspection.
5. All sheathing must be exposed, although ridge may be loaded with materials.

#### **2<sup>nd</sup> inspection: ROOF FINAL**

Items 6 – 9 must be completed prior to inspection request.

6. All roofing material has been properly installed per manufacturers specifications, including step-flashings, counter-flashings, "crickets" behind chimneys and as required.
7. Any roof-mounted equipment (A/C units, Coolers, Platforms, etc.) shall be re-secured to roof and fasteners weather protected with sealant. Lag screws (1/4" x 1 1/2" min. size) are required for the re-attachment of all A/C stands. A/C units must be secured to stands for seismic displacement.
8. All exposed nail/staple heads must be "spotted" with an approved sealant.
9. All re-used vents and roof jacks must be cleaned and painted a blending color to match roof.