



# COMMERCIAL ROOFING

## PERMIT APPLICATION REQUIREMENTS

\*A Building permit is required for any alteration or addition to any existing building or structure. *MN State Building Code Section 1300.0120 Subpart* . Permit may be applied for at the Austin Building Department. The following Information must be provided at the time of permit application.

**PERMITS:** Roofing permits are required for all commercial roofing in accordance with Section 1300.0120 M.S.B.C.

**PERMIT REQUIREMENTS:** Plans shall be submitted with the permit application. Plans must include:

- Roof plans, showing roof areas involved in the scope of the project and the building location in relation to other buildings and adjacent property lines
- Type of roof assembly to be installed
- U.L. Listing for roof assemblies (Required by Section 1505.1 I.B.C.) The minimum roof coverings installed on buildings shall comply with Table 1505.1 based on the type of construction and use of the building. (See below)

Table 1505.1  
MINIMUM ROOF COVERING CLASSIFICATION  
FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	Cc	B	Cc	B	B	Cc

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>

- Unless otherwise required in accordance with the Urban Wildland Interface Code or due to the location of the building within a fire district in accordance with Appendix D
- Nonclassified roof coverings shall be permitted on building of Group R-3 as applicable in Section 101.2 and U occupancies, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof
- Buildings that are not more than two stories in height and having not more than 6,000 square feet of projected roof area and where there is a minimum 10 foot fire-separation distance from the leading edge of the roof to a lot line on all sides of the building, except for street fronts or public ways, shall be permitted to have roofs of

No. 1 cedar or redwood shakes and No. 1 shingles constructed in accordance with Section 1505.6

- Approved manufacturer's installation instructions in accordance with Chapter 15 I.B.C.

### **GENERAL ROOFING REQUIREMENTS**

**FLASHING:** Flashing shall be installed in such a manner as to prevent moisture entering the wall through the joints in the coping, through moisture-permeable materials at intersections with the roof plane or at parapet wall penetrations (Section 1503.2.1 I.B.C.)

**LOCATIONS:** Flashing shall be installed at wall and roof intersections; at gutters; wherever there is a change in roof slope or direction; and around roof openings. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet) (Section 1503.2 I.B.C.)

**COPING:** Parapet walls shall be properly coped with non-combustible, weatherproof materials of a width no less than the thickness of the parapet wall. (Section 1503.3 I.B.C.)

**ROOF SLOPE:** Unless designed for water accumulation (ponding) in accordance with Section 1611.2 I.B.C., low sloped roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2 percent slope) for drainage, except for coal-tar built-up roofs that shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal.

### **WIND RESISTANCE OF ROOFS:**

Roof decks and roof coverings shall be designed for wind loads in accordance with Chapter 16 and Sections 1504.2, 1504.3, and 1504.4 I.B.C.

**FLASHING:** All base and cap and flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch thickness or mineral surface roll roofing weighing 77 pounds per 100 square feet. Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch thickness.

**INSPECTIONS:** When roofing has been completed, a final inspection is required. Please contact the Austin Building Department at 507-437-9950 to arrange for this inspection or any questions regarding decking or underlayment.

**ENERGY CODE:** Chapter 7676

**Subp. 6. Membrane or built-up roofs.** Alterations comprising the removal of at least 50 percent of existing membrane or built-up roof covering must comply with this subpart.

Alterations to buildings need not meet the requirements of this chapter for new buildings, provided that either:

- A. The existing roof insulation is at least R-16 for buildings that are conditioned; or
- B. The existing roof insulation is at least R-10 for buildings that are semi-conditioned.

**Subp. 7. All roof/ceilings.**

- A. Ventilation requirements for alterations to roof/ceilings are given in the Minnesota State Building Code
- B. Attic insulation may not be installed unless accessible attic bypasses have been sealed
- C. A ceiling vapor retarder may be omitted if the interior ceiling finish is not removed

The language & depictions in this hand out is meant as a guide for the construction code & building process and may not contain exact code language. For exact code you may go online at [www.revisor.mn.gov](http://www.revisor.mn.gov) or contact the Austin Building Department.