



July 20, 2018

Subject: Residential Re-roof update

▶ Manufactured homes need evaluated on a case by case basis – please contact PMCA for clarification ◀

Dear Municipal Official,

Currently all municipalities in Pennsylvania are responsible to ensure that all applicable standards of the Uniform Construction Code (UCC) are being administered by certified employees or third party inspection agencies. Pennsylvania is currently applying the requirements of the 2009 International Residential Code(IRC) and other state laws related to the UCC which have been passed after the implementation of the UCC in 2004.

Pennsylvania has now adopted the 2015(IRC) and will begin enforcement on October 1, 2018. With this new updated code cycle comes many changes and additions to the existing code requirements which PA Municipal Code Alliance has been reviewing with their administration, staff and code inspectors through correspondence and training. With this review it has been determined that a **Residential Re-roof** qualifies with other exterior maintenance work as an **exemption** to the requirements of the 2015 IRC.

Exemption: As currently defined means that a permit and inspections are not required but the proposed work must comply with all UCC and manufactures requirements. Without the presence of a UCC permit any and all problems that may arise between the owner and contractor must be settled between themselves.

Therefore – a residential Re-roof still requires compliance with the provisions of the UCC but does not require a building permit.

The following are several items that will now be the sole responsibility of the homeowner and contractor:

- A. The existing rafters/trusses and framing must be adequate to support the proposed additional load imposed due to the re-roof and applicable snow loading should be verified.
- B. Procedures must be taken so that surface water and roof drainage does not contribute to hydraulic pressure causing a compromise in the integrity of the existing foundation walls. Spouting is required to discharge a minimum of 5 ft. from the foundation wall.
- C. A minimum design criterion of 90 mph wind speed must be applied.
- D. All design drawings and installation instructions for any pre-engineered product must be on site at time of construction with all installation in accordance with these instructions.
- E. The existing roof sheathing and rafters must be verified to be “sound” and free from rot or decay. **If structural work is required such as replacing studs, headers, rafters or trusses a permit would now be required.**
- F. Metal roofing should not be installed over more than two layers of shingles without the authorization of a design professional.

Sincerely,

R. Clem Malot, MCP
Building Code Official

Please contact PMCA if you have any additional questions. Thank You!