



CITY OF LAKEPORT

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RE-ROOFING FREQUENTLY ASKED QUESTIONS

My roof leaks. Do I need to have it replaced completely?

Not necessarily. Leaks can result from flashings that have come loose or a section of the roof system being damaged. A complete roof system failure, however, generally is irreversible and a result of improper installation or choice of materials or the roof system installation is inappropriate for the home or building.

How can a home owner recognize when a roof system has problems?

Roof system problems are often discovered after leaking or other serious damage occurs. Periodic (twice-a-year) inspections can uncover cracked, warped or missing shingles; loose seams and deteriorated flashings; excessive surface granules accumulating in the gutters or downspouts; and other visible signs of roof system problems.

What are my options if I decide to re-roof?

You have two basic options: You can choose a complete replacement of the roof system or re-cover the existing roof system. If you've already had one re-cover installed on your original roof system, check with a professional roofing contractor. In many instances, building code requirements allow no more than one roof system re-cover before a complete replacement is necessary.

Can a new roof covering be installed over an existing roof?

The building official may permit the re-covering of existing roofing based on the condition of the roof and the type of roof to be applied.

Can I do the work myself?

Most work should not be done yourself. Professional roofing contractors are trained to safely and efficiently repair or replace roof systems. You can damage your roof system by using improper roofing techniques and severely injure yourself by falling off or through the roof.

How can a reputable roofing contractor be located?

Roofing contractors are licensed by the Contractor's State License Board, are required to be bonded and carry workman's compensation insurance for their employees. When selecting a contractor, ask for references and investigate them. Check with Contractor's State License Board and the Better Business Bureau for any complaints against the company. The Contractor's State License Board can be reached at (800) 321-2752 or at www.clsb.ca.gov.

How long can I expect my roof system to last?

Most new roof systems are designed to provide useful service for about 20 years. Some roof system types, such as slate, clay tile and certain metal (e.g., copper) systems, can last longer. Actual roof system life span is determined by a number of factors, including local climatic and environmental conditions, proper building and roof system design, material quality and suitability, proper application and adequate roof maintenance. Roofing product manufacturers offer a variety of warranties on their products. Take a close look at those warranties to see what responsibilities and financial obligations manufacturers will assume if their products fail to reach their expected lives.

What will a new roof system cost?

The price of a new roof system will vary, depending on the materials selected, the contractor doing the work, type of roof for the building or structure, and time of year. To get a good idea of price for your roof system, get three or four proposals from reputable contractors in your area. Keep in mind that price is only one factor, and it must be balanced with the quality of the materials and workmanship.

For each roofing material, there are different grades and corresponding prices. There also are a variety of styles and shapes. You need to look at the full product range and make a choice based on your budget and needs.

How can I determine my annual roofing cost?

When considering your roofing options, the following formula may help:

$$\text{Annual Roofing Cost} = \frac{\text{Total Cost (Materials \& Labor)}}{\text{Life Expectancy of Roof System (in years)}}$$

Why is a building permit required to reroof a structure?

Building permits ensure that the roofing materials and application comply with Building Code standards and the Manufacturer's installation requirements. Inspections of the roof are made as work progresses.

Who is responsible for obtaining the building permit?

Reroof permits can be obtained by the homeowner or a licensed contractor. **It is unlawful to commence work on a reroof project without first obtaining a permit.** The owner of the property is ultimately responsible for insuring that a reroof permit is issued.

Does the new roof need to be inspected by the Building Department?

Yes. It is the responsibility of the home-owner or the contractor to ensure that all inspections have been made including the final inspection.

Can shingles replace tar and gravel on a roof that is flat or with a slight slope?

The building code states that asphalt shingles are not allowed on slopes less than 2 inches of vertical rise for every horizontal foot of run of the rafter. For asphalt shingles installed on slopes of 2:12 to less than 4:12 the shingles must be self-sealing and installed with 2 layers of type 15 felt underlayment.

What maintenance is required for the new roof?

Inspect the roof at least twice a year. Clean the roof drains of leaves and debris, which could plug roof drains. Notify the roofing contractor if a leak occurs. Do not allow foot traffic on the roof in very cold or very hot weather. Concrete tiles should be periodically inspected by a qualified roofing contractor for broken tiles, or leaking metal flashing.

If a problem occurs with the new roof, whom does the homeowner contact?

If a licensed contractor installed the roof, the roof should be covered by a warranty. If the contractor does not make corrections or repairs to the roof, then the Contractor's State License Board should be notified at (800)321-2752.

Do the flashings, gutters, and roof jacks need to be replaced?

Rusted metal shall be replaced. The metal shall be painted with primer prior to installation. On a shingle roof, rusted or damaged flashing, vent caps and metal edgings shall be replaced with new materials as necessary.