

Planning Commission Policy
REROOFING FOR SINGLE-FAMILY DWELLINGS

Subject: Reroofing permits for single-family detached dwelling units

Policy No.: P-2-2000

Date of Planning Commission Approval: March 7, 2000 (Amended on January 21, 2016)

Purpose of Policy:

To develop a set of reroofing criteria to help preserve and maintain the architectural character of single-family detached dwelling units when reviewing reroofing permits

POLICY: Requests to re-roof a single-family detached dwelling unit shall be subject to the following criteria:

- A. Dwelling Units Originally Approved as part of a Single Family/Planned Development (R-1/PD) District or Homeowners Association shall be subject to the roofing prototype or originally approved roof material/color on file for the development. The Dolphin Bay and Greenport developments shall be treated as if they were zoned R-1, because they do not have a homeowners' association.
- B. Dwelling Units Located Within an R-1 District: Proposed materials and colors for reroofing requests must be compatible with the basic architectural character and style of the house and the surrounding neighborhood. Colors that are not listed as approved are not permitted. Requests for reroofing homes shall be subject to the following:
- 1) **Pitched Roofs**
- a) Thickness: 5.5 mm minimum measured at the two/three ply laminate section
- b) Materials:
- Composition shingle
 - Fiber cement tiles
 - Cement tiles
 - Wood shake or shingle treated with fire retardant or Class C rating
 - Clay tiles
 - Slate
 - Standing seam metal with/without solar collector film (if approved by the Planning Commission)
 - Metal tiles
 - Metal shake
 - Metal shingle (smooth or stamped)
- c) Colors:
- Grey (all shades)
 - Black
 - Brown (all shades)
 - Blends (consistent with the above colors)

2) Low-Pitch Roof (less than 2:12)

- a) Material
- Composition/Mineral capsheet
- b) Colors
- Grey (all shades)
 - Brown (all shades)
 - Black
 - Blends (consistent with the above colors)

3) Flat Roofs (zero pitch, not visible from street)

- a) Materials
- Tar and gravel
 - Modified Bitumen
 - Membrane (IB Roof Systems, Duro-Last, Thermoplastic polyolefin (TPO))
 - Foam (if foam is uniform in thickness and has a smooth transition towards roof edges and sloped portions of the roof)
 - Composition/mineral capsheet
- b) Colors
- White
 - Grey (all shades)
 - Brown (all shades)

4) Spanish or Mediterranean Style Houses

- a) Thickness: 5.5 mm measured at the two-ply laminate section
- b) Material
- Tile
 - Any material allowed in Section1 for pitched roofs
- c) Colors (if tile is being used)
- Dark red-orange-brown blend (earth-tone)

C. Permit Requirements

Requests for reroofing require a permit from the Building Inspection Division. Reroofing permits shall be reviewed and initialed by a planner to ensure that the material and color is acceptable for the subject house per the adopted reroofing policy.

D. Conditions

- a) All reroofing materials shall be a minimum of 5.5 mm in thickness measured at the 2-ply laminate sections. Thickness will be measured by Building Inspectors at the job site during the sheathing nailing inspection (or in the case of an overlay, call for an inspection prior to installation).
- b) All vents, gutters, downspouts, flashings, electrical conduits, metal surfaces etc., shall be painted to match the color of the adjacent surface.
- c) All asphalt composition shingle roof replacements shall have a heavy dimensional ridge treatment.

E. Attachments

Materials Glossary

Attachment 1: Material Glossary

Material and Description	Photograph
<p>Cement / Concrete Tiles Manufactured with sand, cement, and water</p> <p>Fiber Cement Tiles Manufactured with cement, sand, natural and synthetic fibers, pigment and additives.</p>	  
<p>Slate Natural stone</p>	

Clay Tile
(Spanish or Mediterranean Style Houses)

Moulded and fired clay



Composition / Mineral Capsheet

Rolled asphalt roofing consisting of fiberglass mats coated with mineral granules



Composition Shingle

A fiberglass reinforcing mat coated with asphalt and mineral fillers



Foam

Closed-cell Sprayed Polyurethane Foam (SPF) composed of two liquid components - isocyanate and a resin (or polyol) - that are pumped from separate containers and mixed in the nozzle of a spray gun



Metal Shingle or Tile
Stone coated steel

Metal Shake – mimics cedar shake

Metal Tile – mimics clay tile

Smooth or Stamped Steel shingles – mimics
composition shingles



Membrane Roofing System
(Including modified bitumen, single ply PVC,
Thermoplastic polyolefin (TPO), etc.)

Made from synthetic rubber, thermoplastic



**Standing Seam Metal with or without
solar collector film**
(review required by the Planning Commission)

Continuous metal panels down the length of the roof. Standing seam metal roofs are allowed only if solar collector film is added.



Stone Coated Metal Panel

Manufactured using aluminum-zinc alloy coated steel and covered with ceramic coated stone granules and sealed with a coating



Tar and Gravel

Three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone



Wood Shake or Shingle

A basic wood shingle that is made from split logs

