

Code Review 2018 Changes to International Codes

IEBC - ROOFING TAC

W A R N I N G

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W A R N I N G



Existing Building Code (IEBC)–(Roofing)

Roofing Technical Advisory Committee (TAC)

Code Change No: **EB46-16**

Original Proposal

Section: [BS] 706.1, [BS] 706.3, 706.3 (New), 706.3.1 (New), 706.3.1.1 (New)

Proponent: Edward Kulik, representing Building Code Action Committee (bcac@iccsafe.org); Maureen Traxler (maureen.traxler@seattle.gov)

THIS CODE CHANGE WILL BE HEARD BY THE IBC-STRUCTURAL CODE COMMITTEE. SEE THE TENTATIVE HEARING ORDER FOR THIS COMMITTEE.

Revise as follows:

[BS] 706.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *International Building Code*.

Exception Exceptions: Reroofing

1. Roof replacement or roof recover of existing low slope roof coverings shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *International Building Code* for roofs that provide positive roof drainage.
2. Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1503.4 of the *International Building Code* for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with Section 1503.4 of the *International Building Code*.

[BS] 706.2 Structural and construction loads. Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

Delete without substitution:

~~**[BS] 706.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:~~

- ~~1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.~~
- ~~2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.~~
- ~~3. Where the existing roof has two or more applications of any type of roof covering.~~

Exceptions:

- ~~1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.~~

- ~~2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 706.4.~~
- ~~3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.~~
- ~~4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *International Building Code*.~~

Add new text as follows:

706.3 Roof replacement. Roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck.

Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional

706.3.1 Roof recover. The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:

1. Where the new roof covering is installed in accordance with the roof covering manufacturer's approved instructions.
2. Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 706.4.
4. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear off of existing roof coverings.

706.3.1.1 Exceptions. A roof recover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Reason:

Kulik - This proposal is simply editorial and matches the IEBC Reroofing sections with the IBC.

This proposal is submitted by the ICC Building Code Action Committee (BCAC). BCAC was established by the ICC Board of Directors to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2014 and 2015 the BCAC has held 5 open meetings. In addition, there were numerous Working Group meetings and conference calls for the current code development cycle, which included members of the committee as well as any interested party to discuss and debate the proposed changes. Related documentation and reports are posted on the BCAC website at: [BCAC](#)

Traxler - Section 706 was added to the IEBC last code cycle by EB23-13 which copied Section 1510 from the 2012 IBC into the IEBC. However, revisions to the IBC Section that had also been approved last code cycle were not included. This proposal makes IEBC Section 706 identical to IBC Section 1511. ("Reroofing" was Section 1510 in the 2012 IBC, and is Section 1511 in the 2015 IBC.)

Cost Impact: Will not increase the cost of construction

Since this proposal is intended to be editorial to coordinate the IEBC reroofing sections with the IBC there will be no increase in the cost of construction.

**Report of Committee Action
Hearings**

Committee Action:

Approved as Submitted

Committee Reason: This proposal coordinates the reroofing provisions of the IEBC with the IBC by incorporating the revisions made to the IBC during the last cycle.

Assembly Action:

None

Final Action Results

EB46-16

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EB46-16**SECTION 706 REROOFING**

706.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the Florida Building Code, Building ~~*International Building Code*~~ or Chapter 9 of the *Florida Building Code, Residential*. Roof repairs to existing roofs and roof coverings shall comply with the provisions of this code.

Exception: Reroofing shall not be required to meet the minimum design slope requirement one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *International Building Code Florida Building Code, Building* for roofs that provide positive roof drainage (high-velocity hurricane zones shall comply with Sections 1515.2.2.1 and 1516.2.4 of the *Florida Building Code, Building*).

~~**706.1.1** Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire roofing system or roof section conforms to requirements of this code.~~

706.1.1 Not more than 25 percent of the total roof area or roof section of any existing building or structure shall be repaired, replaced or recovered in any 12-month period unless the entire existing roofing system or roof section is replaced to conform to requirements of this code.

706.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

706.3 Recovering versus replacement.

New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

4. When blisters exist in any roofing, unless blisters are cut or scraped open and remaining materials secured down before applying additional roofing.

5. Where the existing roof is to be used for attachment for a new roof system and compliance with the securement provisions of Section 1504.1 of the *Florida Building Code, Building* cannot be met.

Exceptions:

1. Building and structures located within the High- Velocity Hurricane Zone shall comply with the provisions of Sections 1512 through 1525 of the *Florida Building Code, Building*.

~~12.~~ Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.

~~23. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 706.4. RESERVED~~

~~34.~~ The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

~~45. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *International Building Code*.~~

Roof Coating. Application of elastomeric and or maintenance coating systems over existing asphalt shingles shall be in accordance with the shingle manufacturer's approved installation instructions.

706.4 Roof recovering. Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.