



CITY OF WINTER GARDEN
300 WEST PLANT STREET WINTER
GARDEN, FL 34787

P: 407.656.4111
WWW.WINTERGARDEN-FL.GOV

RE-ROOFING INFORMATIONAL HANDOUT

REROOFING – See “Roof-Recover” or “Roof-Replacement”

ROOF -RECOVER – The process of installing an additional roof covering over a prepared existing roof covering without removing the existing cover.

ROOF-REPLACEMENT – the process of removing existing roof covering, repairing any damaged substrate and installing a new roof covering.

ROOF -REPAIR – The reconstruction or renewal of any part of an existing roof for the purpose of maintenance. 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 Per FBC - Existing Building Code 708.1.1

ROOF-COVERING - The covering applied to the roof deck for weather resistance, fire classification or appearance

BUILT-UP ROOF-COVERING - Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

MODIFIED BITUMEN ROOF-COVERING – One or more layers of polymer-modified asphalt sheets. The sheet materials shall be fully adhered or mechanically attached to the substrate held in place with an approved ballast layer

UNDERLAYMENT – one or more layers of felt, sheathing paper, non-bituminous saturated felt or other approved material over which roof covering is applied

PEEL & STICK UNDERLAYMENT – self-adhesive underlayment that shall be installed per manufactures’ installation details regarding overlap and number of layers required as determined by slope.

SECTION 708 .7 When a roof covering on an existing site-built single family residential structure built prior to 03/2002 is removed and replaced, the following procedures shall be permitted to be performed by the roofing contractor:

- (a) Roof-decking attachment shall be as required by Section 708.7.1.
- (b) A secondary water barrier shall be provided as required by Section 708.7.2.

RE-NAILING OF ROOF DECKING: Florida Existing Building Code 708.7.1: Pictures and the Residential Reroofing Inspection Affirmation form will be accepted at Final Inspection in lieu of a site inspection. (However, you may call in an “in progress” inspection if you wish).

ROOF UNDERLAYMENT - Florida Existing Building Code 708.7.2: Pictures and the Residential Reroofing Inspection Affirmation form will be accepted at Final Inspection in lieu of a site inspection. (However, you may call in an “in progress” inspection if you wish).

ROOF SLOPES 2/12 to 4/12 - Underlayment shall be two layers applied in the following manner: 19 inch overlay for each layer. Synthetic underlayment shall be fastened in accordance with this section and the manufacturer’s recommendations.

ROOF SLOPES 4/12 and above – Underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion.

- **PEEL & STICK** - As an alternative, the entire roof deck shall be covered with approved self-adhering polymer modified bitumen installed in accordance with the manufacturer’s installation instructions.
- **DRIP EDGE** (Per FBC Residential R-905.2.8.5) - shall be overlapped a minimum 3” and fastened 12” o.c. The drip edge may be installed under or over the underlayment. If drip edge installed over underlayment there shall be minimum 4” roof cement covering or approved alternate material. This shall be inspected at the dry-in inspection before the shingles are installed. The entire run of drip-edge is to have roof cement installed, including gables. Please have pictures available upon request.
- **FLASHING** - Florida Existing Building Code 708.6 – Reconstructed or a minimum 4 x 4 “L” with a minimum 4” sealed overlap shall be attached minimum 6” o.c.
- **VALLEYS** - Per shingle manufacturer’s installation instructions.
- **CRICKETS** - (Per FBC Residential R-903.2.2) A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope.