

Standard Roofing Repair Feasibility Evaluation

Code & Manufacturer Compliance Review

Roofing systems must be repaired in accordance with current IRC building code requirements, manufacturer installation instructions, and workmanship warranty standards. To protect the homeowner and ensure a code-compliant, warrantable installation, the following Feasibility & Compliance Verification Testing is required before any partial repair can be approved or performed.

If any requirement below cannot be satisfied, a partial repair cannot be performed, and temporary tarping will be applied as needed until a code-compliant replacement is approved.

R904.1 - Install per Manufacturer Instructions

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

R904.2 - Compatibility of Materials

Roof assemblies shall be materials that are compatible with each other and with the building or structure to which the materials are applied. The materials used in a roof assembly must be compatible to avoid a decrease or failure in the performance of the roof.

R904.4 - Product Identification

Roof covering materials shall be delivered in packages bearing the manufacturer's identifying marks and approved testing agency labels required. Bulk shipments of materials shall be accompanied by the same information issued in the form of a certificate or on a bill of lading by the manufacturer. Identification of roof covering materials provides much of the information necessary for acceptance of the materials by building officials. Because it is often difficult, if not impossible, to identify complying roof covering materials by visual observation, other proper identification of the materials is mandatory. Packaging of roof covering materials must include the manufacturer's identification marks.

R905.1/R905.2 - General Requirements for Roof Coverings (Asphalt Shingles)

Roof coverings shall be applied in accordance with the applicable provisions of this section and the manufacturer's installation instructions.

In addition to the minimum requirements specified for roof coverings in the code, manuals published by various associations provide detailed discussions of the proper methods of installing roof coverings. These methods have been established based on many years of experience with the materials and their performance. Although the provisions in these documents are not specific code requirements, this section mandates the use of the manufacturer's installation instructions.

R905.1.1 - Underlayment Requirements

Requires underlayment to be installed in a continuous manner across the roof, with proper laps and offsets. Because the ridge is not vented, the original underlayment was installed continuously over the ridge into the adjoining slope. Cutting or removing only the front-slope portion would violate the continuity required by R905.1.1 and would break the weatherproofing plane, which is not permitted under code or manufacturer instructions.

R905.2.8.5 - Drip Edge Requirements

A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edges shall be overlapped not less than 2 inches. Drip edges shall extend not less than 1/4 inch below the roof sheathing and extend back onto the roof deck not less than 2 inches. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

R908.1 - Repairs Must Comply with Chapter 9

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of this chapter.

R908.2 - Structural & 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.

R908.3 - Roof Replacement

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

R908.5/R908.6 - Reinstallation of Materials (Flashings)

Any existing flashings, edgings, outlets, vents, or similar devices that are a part of the assembly shall be replaced where rusted, damaged, or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R102.6.1 - Repairs Must Meet Requirements for New Work

Additions, alterations, or repairs to any structure shall conform to the requirements for a new structure. Additions, alterations, repairs, and relocations shall not cause an existing structure to become less compliant with the provisions of this code than the structure was prior to the work.

Contractor shall perform partial-slope or spot roof repairs only when such repairs can be completed in full compliance with the International Residential Code (IRC), all applicable manufacturer installation instructions, and the Contractor's workmanship warranty standards. Because roof systems rely on continuous, interdependent components - including underlayment, drip edge, flashings, shingles, and ridge/hip systems - any repair that cannot meet these requirements is deemed non-feasible and requires full replacement of the affected roof system.

Insurance carriers generally provide coverage for all reasonable and necessary materials, labor, and associated costs required to address ensuing damages, restore the property to its pre-loss condition, and bring repaired sections into compliance with current building codes. The pre-loss condition of this roof was a single, continuous, code-compliant system. Any repair that would create mixed materials, break system continuity, or reduce code compliance falls outside accepted industry practice and cannot be performed without jeopardizing system performance, manufacturer warranties, or long-term insurability. Contractor shall not be obligated to perform any repair that results in a non-warrantable condition or reduces the code compliance or performance of the existing structure.