



**City of Laguna Niguel
Planning Division**

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**RE-ROOFING
REQUIREMENTS**

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The City of Laguna Niguel has adopted Appendix, Chapter 15 of the California Building Code as a building standard for re-roofing with City amendments (LNMC Sec. 8-1-903). These guidelines are contingent upon some discretion on the part of the building official. The following standard policies are set forth to allow for consistency. These policies do not void any requirements in the Appendix, but serve as clarification only.

1. A minimum Class "A" roof covering (not an assembly) is required for residential re-roofs.
2. New wood shakes and shingles are not allowed within the City of Laguna Niguel. Repair of shake or shingles are limited to two squares maximum.
3. Installation of asphalt shingles or tile under 6.0 PSF does not require engineering.
4. Built-up roofs must be removed to allow the existing roof sheathing to be inspected. Rotting is common and may not adequately provide support for the new roof barrier. Final inspection is also required.
5. All roofing underlayment and interlayment must be ASTM - approved material.
6. Metal roofs will require an underlayment of listed Manville 1 1/2 inch thick foil faced fiberglass batt insulation installed with the foil face up and 2 inch head laps over the existing roof surface prior to the battening system. A battening and insulation inspection is required.
7. All roof caps, vents, valley flashing, and any other type of roof flashing shall be painted to match the roof color prior to final inspection.
8. Roofing with any tile weighing more than 6.0 PSF) will require engineering calculations addressing the additional loads imposed upon the roof structure. The engineer must also note that the entire structure is adequate to sustain both the additional vertical and lateral loads, regardless if the original is torn off or not.
9. Roofs requiring engineering calculations shall have a dimension roof plan submitted with calculations. An inspection of the roof is required (regardless if structural modifications are necessary) at the time the roofing material is torn off and before the solid sheathing is applied.
11. Roofs installed with a tile weighing 6.0 PSF or less will require a copy of the material receipt at the time of final inspection. The job address is required on the receipt.
12. If plywood is removed and replaced, nailing shall be inspected to ensure equivalent strength of the roof diaphragm. This means equivalent nail size and spacing as well as sheathing grade and thickness must be equal to what was existing. If plywood is added over spaced sheathing, a nailing inspection will be required. Final inspection is always required.

NOTE: All comp & hot mop roof inspections require a ladder. Contractor shall supply an OSHA approved ladder that extends a minimum of three feet above the roof and is secured in place per Calosha Standards.