

San Bruno Roofing Requirements

All roofs in San Bruno shall be installed in accordance with Chapter 15 of the 2013 California Building Code, City of San Bruno Municipal Code, and roof manufacturer's specifications.

Permit/Roof Requirements:

- Roofs shall have Class A or B fire rating
- **A COMPLETE TEAR OFF OF OLD ROOFING IS REQUIRED. NO OVERLAYS ALLOWED.**
- All damaged wood must be replaced
- If necessary the manufacturers specification sheet will be required when applying for a permit
- Plywood thickness shall be in accordance with roof manufacturers specifications.
- All four sides of each plywood panel shall bear on and be securely nailed to roof rafters or cross blocking between roof rafters. (Long edge of plywood may be secured to existing 1x space sheathing.)

- Slopes less than 4/12 pitch and greater than 2/12 should have a minimum double layer of 15 lb.
- Maximum spacing between existing 1x sheathing should be no more than 1/4 inch.

Inspection Requirements:

- A ladder meeting OSHA requirements shall be on site and set up at the time of inspection.
- The inspection record card shall be available for the inspector at the job site.
- Two inspections required (1) tear off complete, roof in progress, and (2) final inspection, ladder set up and permit on site.
- All exposed nail heads are required to be sealed.
- Inspections must be scheduled minimum 24 hours in advance.

Roofing Inspection Procedures:

- Call the Building Department at (650) 616-7076 at least 24 hours before you need an inspection. You may request a morning or afternoon inspection.

Roofs



Residential Permit Requirements



City of San Bruno

Community Development
Department

Building Division

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Phone (650) 616-7074

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When do I need a permit?

A permit is required when more than 1 square (100 sq. ft.) is removed and replaced.

How much does it cost?

Permit fees are based on the area of the roof to be covered, expressed in squares. The exact fee will be determined when the permit is issued.

To determine the valuation we need to know the number of squares of roofing. The building division will then establish the valuation of the job.

Does the city have a minimum roof fire/class rating?

The City of San Bruno permits only Class A, Class B or non-combustible roof covering.

No overlays are permitted in the City of San Bruno. All existing roof coverings to be replaced are to be removed down to roof sheathing.

Can I change roof-covering types?

You can change roof types without structural plans if heavier materials are being replaced with lighter material, or if material weights are alike. However, if you go from a lighter to a significantly heavier roof covering an engineering report on the structural strength of the existing roof is required.

Does the slope of the roof determine which roofing material can be used?

Yes. On flat roofs (less than 2 in 12 slope) only tar & gravel, torch-down, membrane systems, and foam roofing can be used.

On slopes of 2 in 12 to 4 in 12 compositions roofing systems may be used but they must be installed over a double felt paper, installed shingle fashion. On slopes of 4 in 12 and greater any type of roofing can be used.

The Building Official reserves the right to reject roofing types that show a pattern of failure.

What inspections are required?

1. Tear off/Plywood

This inspection is to be performed “in progress”. Representative areas of each should be exposed for this inspection. The best possible timing would include exposed areas of original roof deck, plywood over-sheathing (if necessary) and some installed felt and roof shingles. The idea is to get the best possible look at all stages of the work.

This inspection should also include attic ventilation and roof drains, overflows, scuppers, etc.

2. Final inspection

To be performed after the entire roof is installed with all of its flashing, ventilation, drains etc.

Be certain to follow the manufacturer's installation instructions. Failure to do so may result in failure of the roofing product and loss of full warranty protection.

