



**City of Wayzata**  
**Building Inspection Department**

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## **Policy for Reroofing Single-family Dwellings with Asphalt Shingles**

- Residential roofing contractors must be licensed by the MN Department of Commerce.
- Roof sheathing shall be checked prior to reroofing and repaired or replaced as needed. Structural repairs must be inspected prior to roof installation.
- One overlay of asphalt shingles may be applied over an existing asphalt roof if the existing roof construction can adequately support the additional dead load.
- Asphalt shingles shall not be placed on roofs with a pitch less than 2 vertical to 12 horizontal. For roof slopes from 2/12 to 4/12, double underlayment application is required. Underlayment must conform to ASTM D226, type I, or ASTM D 4869, type I.
- Roof covering must be installed and fastened according to the manufacturer's instructions. Asphalt shingles shall be fastened with not less than four nails or approved staples. Nails shall be not less than 12 gauge with a 3/8-inch diameter head. Nails shall be sufficient length to penetrate through the roofing material and at least 3/4-inch. Where the sheathing is less than 3/4-inch, the fasteners shall penetrate the sheathing. (IRC R905.2.4)
- Roof flashing against a vertical sidewall shall be by step flashing method.
- Valley linings shall be installed in accordance with the manufacturer's installation instructions before applying shingles. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 24" wide and of No. 28 galvanized sheet gauge corrosion-resistant material.
- Attic ventilation is recommended for enclosed attic spaces. For design criteria see IRC R806.
- Ice and water protection shall be provided at the eaves and extend from the eave edge to a point at least 24 inches above the exterior wall line.
- A kick-out flashing shall be installed where the lower portion of a sloped roof stops within the plane of an intersecting wall cladding, in such a manner as to divert or kick-out water away from the assembly.
- Flashing against a vertical front wall as well as soil stacks, vent stacks, and chimney flashing, shall be applied according to asphalt shingle manufacturer's printed instructions. (IRC 905.2.8.5)

### **Required Inspections:**

- Ice & water protection.
- Final after the work is completed.

For other types of roof coverings contact the Building Department for specific code requirements.