Residential Roofing Permits and Inspections
PICTURES REQUIRED

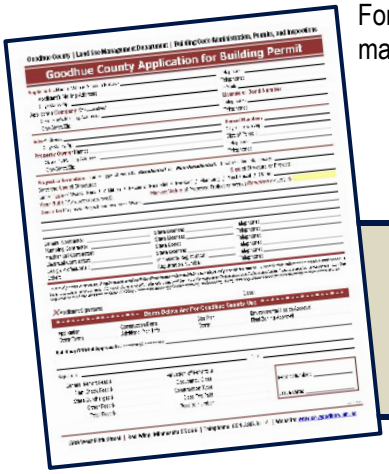
Residential Roofing and Reroofing

Typical Roof Project:
Get a **Permit**.
Follow the **Manufacturer's Specifications**.
Provide Photos of **Sheathing** and **Ice Barrier**.
Call for a **Final Inspection**.

Permits

The Minnesota State Building Code requires a **Building Permit** for roofing work.

For Goodhue County projects within the limits of a **city**, make application for a permit at the respective city hall.


Goodhue County Application for Building Permit

For Goodhue County projects in **unincorporated** areas outside the limits of a city, make application with the County Land Use Management Department.

Township Exceptions.

- Minneola Township requests reviewing and approving township roofing projects.
- Heritage Preservation areas of Florence Township need Township approval.

County Building Permit Applications
are available at the Land Use Management Office
or they can be downloaded from the County Web Site.
www.co.goodhue.mn.us

Roofing Contractors

Roofing Contractors, like other contractors who contract with a homeowner to perform home construction, remodeling, or repair, **must be licensed** with the Minnesota Department of Labor and Industry. Contractors must display their license number on their advertising and they must make it available to consumers. Building permits **cannot** be granted to contractors who are not properly licensed by the state. Homeowners can call the Department of Labor and Industry Construction Codes and Licensing Division at 651.284.5012 to obtain information on a specific contractor or they may check a license on-line at https://secure.doli.state.mn.us/lookup/licensing.aspx.

Homeowners may obtain permits to do work on their own home. License Laws are written to insure a reasonable degree of protection for consumers of construction services, not to discourage homeowners from doing work on their own property.

Inspections

For file documentation of required solid decking and properly-installed underlayment, roofing installers may call for progress inspections. Alternately, in lieu of an on-site inspection, the installer may provide **photographs** that show **solid sheathing** and properly-installed compliant **ice barrier**. A **final inspection** is required. When the project is completed, call the Building Department of Goodhue County Land Use Management at **651.385.3114** to schedule a **final inspection** of the work.

Manufacturer's Specifications

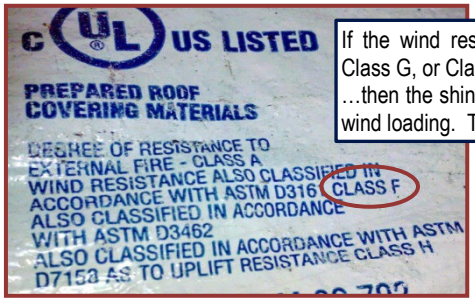
Roofing must be done to the manufacturer's specifications and instructions. Specifications and instructions generally are listed on each bundle of shingles. Following the manufacturer's specifications and instructions is required by the Building Code and typically is necessary to meet the terms of any warranty. **Pay special attention to the overhang of the shingles at the roof rake and at the eaves**.

Roofing and Wind-Loading Requirements

The Minnesota State Building Code requires all buildings, and structures, and all parts thereof to meet a 90-mph, 3-second-gust wind-speed standard. (SBC R301) Manufacturers of roof coverings may use one of three standards to test their shingles. The chart below shows the standards and the classification ratings.

Wind Speed Standard	UL 997 or ASTM D3161	ASTM D7158	Code-Compliance?
60 mph	Class A	--	Does Not Meet Code
90 mph	Class D	Class D	Code Acceptable
110 mph	Class F	--	Code Acceptable
120 mph	--	Class G	Code Acceptable
150 mph	--	Class H	Code Acceptable

Beware: There may be roof coverings/shingles for sale locally that do not meet the Minnesota State Building Code (SBC) for wind resistance. To verify compliance with SBC, check the wind resistance classification printed on the packaged bundle of roof covering material.



If the wind resistance is Class D, Class F, Class G, or Class H, or 90 mph or higher… …then the shingles are Code-acceptable for wind loading. This example is acceptable.

Reroofing (*R908*)

In general, existing roof coverings should be removed prior to installing new roof coverings. Check with the Building Department for Code exceptions.

Reinstallation of Materials (*R908.5*)

Slate, clay, and cement tile can be reinstalled when not damaged, cracked or broken. Flashings, edgings, outlets, vents, and similar devices need to be replaced when rusted, damaged, or deteriorated. Aggregate surfacing materials cannot be reinstalled.

Asphalt Shingles and Roof Pitch (*R905.2)*

Asphalt shingles shall only be used on roof slopes of two (2) units vertical in 12 units horizontal (2:12) or greater.

For roof slopes from two (2) units vertical in 12 units horizontal to four (4) units vertical in 12 units horizontal (2:12 to 4:12), **double underlayment** is required.

Sheathing

Asphalt shingles shall be fastened to **solidly-sheathed decks** or 1-inch thick nominal wood boards. (SBC R905.2.1)

In lieu of interrupting the job for an inspection, the installer may provide **photographs of adequately sheathed decks.**

Underlayment (*R905.1.1 R905.1.1(2))*

For roof slopes of 2:12 up to 4:12, two layers of 15-pound felt must be applied shingle fashion. Begin with a 19-inch strip of felt parallel with and starting at the eaves. Begin again at the eaves and apply a 36-inch wide sheet of felt over the first sheet. Each subsequent sheet of felt must be lapped 19 inches. For these low-sloped roofs, **provide photographs of proper underlayment application or call for on-site inspection.**

For roof slopes of 4:12 and greater, one layer of 15-pound felt must be applied. Each sheet must be lapped two (2) inches.

Underlayment must be **fastened sufficiently** to hold it in place. End laps shall be offset by six (6) feet.

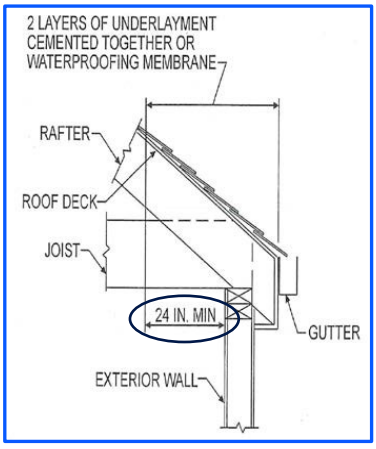
In lieu of interrupting the job for an inspection, the installer may provide **photographs of properly-installed ice barrier.**

Ice Protection (*R905.1.2)*

In areas where the average daily temperature in January is 25 degrees or less, an **ice barrier** that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and shall extend from the eave's edge to a point **at least 24 inches inside the exterior wall line** of the building.

The ice protection requirement applies to the **main structure**, to **unheated attached garages**, and to conditioned **detached accessory structures**.

An exception is made for detached accessory structures that contain no conditioned floor area.



Fasteners

Fasteners for asphalt shingles shall be **galvanized** steel, **stainless** steel, **aluminum**, or **copper** roofing nails with a minimum 12-gage **shank** and a minimum 3/8-inch-diameter **head**, and of a **length** to penetrate through the roofing materials and into the roof sheathing a minimum of ¾-inch. (SBC R905.2.5)

Roof Ventilation *(R806)*

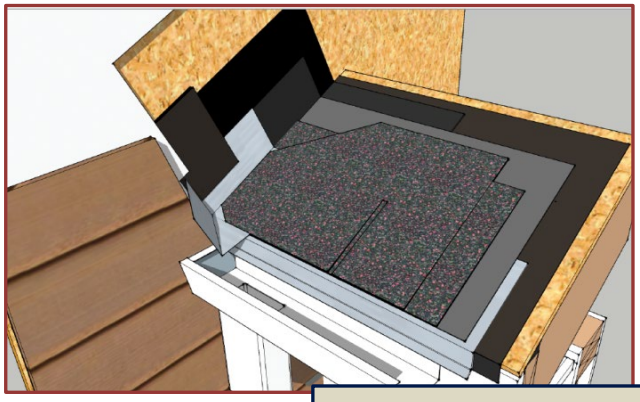
Enclosed attics and rafter spaces must be ventilated to a **total net free ventilated area** of not less than **1-to-150**. The ventilation area may be reduced to 1-to-300 when…..

- 50-to-80 percent of the ventilation is in the upper portion of the space **and** the remainder is eave and cornice venting; **or** when
- a vapor barrier of 1 perm or less is installed on the warm side of the ceiling.

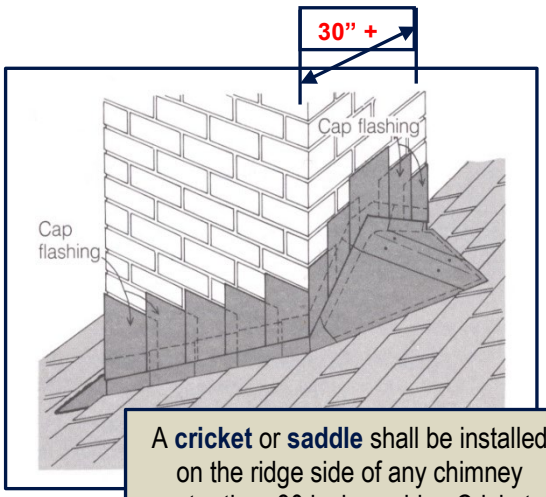
Flashing

Approved corrosion-resistant **flashing** shall be installed at wall and roof intersections. (R905.2.8.4)

Flashing against a vertical sidewall shall be by the **step-flashing** method. (R905.2.8.3)



Provisions should be made to **divert water** away from the house. (R903.2.1)



A **cricket** or **saddle** shall be installed on the ridge side of any chimney greater than 30 inches wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering. (R903.2.2)