



# City of Tukwila

## Department of Community Development

6300 Southcenter Boulevard, Suite #100

Tukwila, Washington 98188

Phone: 206-431-3670

Web site: <http://www.TukwilaWA.gov>

## REROOF – Residential Buildings

### **DOCUMENTS**

- Call the Permit Center to schedule an appointment to make application - 206-431-3670.
- Complete Construction Permit Application
- Permit Fee – contact the Permit Center for fee estimate - 206-431-3670
- Provide two (2) copies of a narrative description of the scope of work included with reroof.
- Washington State Department of Labor and Industries valid contractor's license required at time of permit issuance.
- Current City of Tukwila business license required at time of permit issuance.

### **GENERAL**

These provisions shall apply to one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of the International Residential Code, Chapter 9.

Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) for roofs that provide positive roof drainage.

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.

New roof coverings shall **not** be installed without first removing existing roof coverings where any of the following conditions occur:

1. The existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. The existing roof covering is wood shake, slate, clay, and cement or asbestos-cement tile.
3. The existing roof has two or more applications of any type of roof covering.

Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counter flashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

Flashing shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.