



# ROOFING GUIDE

## Minimum Requirements for Re-Roofing Projects (Effective March 15, 2015)

**Scope:** Permits are required for all roofing projects and the work shall comply with the 2015 IRC.

**Permit Fee:** Based on value of construction

**Apply for permit online at:** [www.mckinneytexas.org/css](http://www.mckinneytexas.org/css)

### General Procedure:

- Permit must be posted and clearly visible from street.
- Drip Edge is required on all asphalt shingled roofing projects.
- New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:
  - Where 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.
  - Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
  - Where the existing roof has two or more applications of any type of roof covering.

### Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
  2. The application of new protective coating over existing spray polyurethane foam roofing systems shall be permitted without tear-off of existing roof coverings.
  3. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane.
- Damaged, rusted, or deteriorated roof vents and flashing shall be replaced.
  - Proper termination for all exhaust vents penetrating through roof is required.
  - Exhaust vents shall have dampers and screen (clothes dryer vents shall be without screen).
  - Fuel fired appliances shall have approved/listed termination caps as required by manufacturer.
  - If existing Solar Panels are removed from the roof and re-installed then an electrical permit must also be obtained.

### Inspection Requirement (Building Final only unless otherwise noted on the Building Permit):

1. Shingles and flashing and shingle moldings installed per product manufacture recommendations.
2. Plumbing and gas vents must be re-attached and flashed correctly.
3. All trash and debris cleaned and hauled away.

The following link may be helpful to Homeowners when selecting a roofing contractor: <https://www.ntrca.com/>

Please Contact the City of McKinney Building Inspections Department if there are questions or if assistance is needed at (972)547-7400

*This is a general guide of the basic requirements for re-roofing projects. It is intended to aid contractors, suppliers, insurance adjusters, and homeowners with their more common roofing questions.*