



15440 South Central Avenue, Oak Forest, Illinois 60452-2195

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RESIDENTIAL ROOFING GUIDE

PERMIT PROCEDURE:

- Submit completed [Building Permit Application](#)
- Complete Contractor Registration prior to issuance of permit
- Provide signed contractor contract/proposal
- Homeowners may install roof covering but are required to perform the work
- Overlay of an existing roof covering requires approval prior to permit issuance

CONSTRUCTION REQUIREMENTS:

- See [Residential Roofing Requirements Supplement](#)
- All roof coverings must be installed per the manufacturer's installation specifications
- A new roof shall not be installed without first removing the existing roof when any of the following conditions exist:
 - When there are two or more layers of any type of roof covering
 - When the existing roof covering is either water soaked or deteriorated
 - When the existing roof covering is a type of material that is not adequate or appropriate as a base for an additional layer
- Self-adhering roof underlayment (ice and water shield) must extend from the eave's edge to point at least 24" inside the interior wall line of the building
- Roof flashing shall be installed in such manner to prevent moisture from entering the structure at the wall or roof intersections, at changes of roof slope or direction, and around roof openings. Caulking is not an approved substitute for flashing
- Entire roof sheathing system shall be clean and dry prior to roof covering

INSPECTIONS REQUIRED:

- Sheathing Inspection – prior to underlayment installation
- Final Inspection
- After hours/weekend roofing allowed with prior approval...pictures of all stages of roofing required (sheathing replacement, ice shield installation, flashing installation, vent installation, etc...)

FEES:

- Permit: \$235.00 (\$100 is a retainer and refundable if final inspection passes)
- Failed, missed and/or re-inspections: \$60.00

◆ CITY OF OAK FOREST ◆
RESIDENTIAL ROOFING
MINIMUM GENERAL REQUIREMENTS

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RECOVERING VERSUS REPLACEMENT R907.3

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

1. Where the existing roof has two or more applications of any type of roof covering.
2. 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.
3. Where the existing roof is wood shake, slate, clay, cement, or asbestos – cement tile.
4. For asphalt shingles, where roof shingles have moderate to severe hail damage.

ROOF SHEATHING R803.2

IF sheathing replacement is required, minimum 1/2" CDX plywood or equivalent shall be applied directly to studs spaced no more than 24" on center. Panels shall be installed with the face grain perpendicular to the studs.

UNDERLAYMENT R905.2.7.1

Unless otherwise noted, required underlayment shall conform to ASTM D 225 or D 3462. Type I or ASTM D 6757.

ICE BARRIER REQUIRED R905.2.7.1

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 extend from the lowest edges of all roof surfaces to a point at least 24" inside the exterior wall line of the building.

ASPHALT SHINGLES R905.2.4

Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.

FASTENERS R905.2.5

Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12 gage shank with a minimum 3/8 inch diameter head of a length to penetrate through the roofing materials and a minimum of 3/4 inch into the roof sheathing.

SHINGLE ATTACHMENT R905.2.6

Shingles shall have the minimum number of fasteners required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle.

FLASHING R905.2.8

Flashing required at valleys, side walls, roof penetrations, chimney, vent pipes, crickets and saddles. Flashing shall be applied according to shingle manufacturer's instructions.