



COMMUNITY DEVELOPMENT DEPARTMENT  
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## Re-Roofing Commercial Buildings

The building official may allow existing roof coverings to remain when an inspection report and/or analysis prepared by a Washington State licensed structural engineer is submitted to Development Services and reveals all of the following:

1. The roof structure is sufficient to sustain the weight of the additional dead load of the new roofing based on the design values contained in the *current International Building Code*.
2. The roof deck is structurally sound.
3. Roof drains and drainage are sufficient to prevent extensive accumulation of water.
4. The existing roofing is securely attached to the deck.
5. Existing insulation is not water soaked.
6. Fire-retardant requirements are maintained.

A final inspection and approval shall be obtained from the building official when the reproofing is complete.

No roof shall have in any combination more than that allowed in the current International Building Code (IBC) Table 1505.1. Roofing conforming to the current IBC Section 1503 overlaid on existing roofing shall comply with the provisions of the current IBC Section 1510 and the manufacturer's installation requirements as an overlay when approved by the building official.

Per section 1132.1 of the 2004 Washington State Nonresidential Energy Code, installation of insulation is required if the roofing is torn down to the bare deck. If the roof is torn down to the bare deck, inspection of the deck is also required. Per section 1310.2, the insulation requirements for a semi-heated space are:

- A U=0.10 maximum for the roof assembly,  
or
- B continuous R-9 insulation installed entirely outside of the roof structure,  
or
- C R-11 insulation installed inside or within a wood roof structure,  
or
- D R-19 insulation installed inside or within a metal roof structure.