



May 2023

REROOFING GUIDELINE

The city of Saint Paul administers the 2020 Minnesota Residential Code for roofing/reroofing projects on one & two-family dwellings (Section 1300.0070 Subp 12b). Below are various code sections along with direction addressing common questions regarding roof sheathing of a roof:

R903.1General.

Roof decks shall be covered with *approved* roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the *approved* manufacturer's instructions such that the *roof assembly* shall serve to protect the building or structure.

R905.2.1Sheathing requirements.

Asphalt shingles shall be fastened to solidly sheathed decks or 1-inch thick nominal wood boards.

The 2020 Minnesota Residential Code is based on the 2018 IRC that is created by the ICC (International Code Council). MN adopted the 2018 IRC with MN amendments in 2020.

Although St. Paul policy will allow for existing nominal roof boards with varying gaps, the building code supersedes municipal ordinances and requires the contractor to follow manufacturer installation specifications. Typically, manufacturers suggest 1/8" gap maximum or use language like "tightly spaced". To install shingles in a way that does not comply with manufacturers specifications would void the warranty and not be code compliant. Gaps in sheathing or "nominal boards" allows for expansion and contraction during the seasons, minimizing damage to the roofing materials.

For additional information, please see the administration section of 2020 Minnesota Residential Code for direction as well as Minnesota State Statute 326B.

<https://codes.iccsafe.org/content/IRC2018P7>

<https://www.revisor.mn.gov/statutes/cite/326B/full>



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Reroofing

Asphalt or Fiberglass Shingles

Chapter 9 of the 2020 Minnesota Residential Code

- 1.) ALWAYS follow manufacturer's installation instructions.
- 2.) **Call** the building inspector **before** starting the reroof project so flashing and underlayment may be checked by the building inspector (required). Contact the building inspector between 7:30 AM – 9:00 AM. The inspector's name and number will be on the building permit and inspection card. The general phone number for the building inspectors is 651-266-9002; plans examination is 651-266-9007.
- 3.) Overlays are only allowed under section R908.3.1 of the 2020 Minnesota Residential Code with **PRIOR** approval from the building inspector.
- 4.) Completely tearing off the old roofing material on a sloped roof does not require an upgrade of the insulation to current energy code requirements (unlike a flat roof design). Soffit and roof vents, however, must be brought into compliance of the current code requirements for venting. Inadequate ventilation or a "Hot Roof" may void or limit the shingle manufacturer's warranty. A minimum of 1 square foot of net free ventilation area is required for each 150 square feet of equivalent vented area. 1 square foot of free ventilation for every 300 square feet of vented area is allowed IF:
 - a. Vapor retarder is installed on the warm side of the ceiling, **OR**
 - b. Where between 40% but not more than 50% of the required ventilating area is provided by vents located in the upper portion of the attic (see section R806.2 exceptions).
- 5.) When roofing material is removed, and the roof boards exposed show gaps greater than 5/8" inch, the gaps must be:
 - a. Infilled with knot-free dimension lumber if the gap is 3" or more, **OR**
 - b. Overlay with approved sheathing (3/8" exterior plywood or 7/16" OSB), **OR**
 - c. Corrected by other systems or techniques pre-approved by the building inspector
 - d. Verify manufacturer's recommendations
- 6.) When installing new roof sheathing over an existing roof deck, the sheathing panels must be spliced over framing members and fastened to the framing member using 8d common nails having a 6-inch maximum spacing at panel edges and 12-inch maximum spacing in the panel field. Sheathing fasteners shall be installed at framing members only to avoid moisture condensation on exposed nail tips. Panel edges must be protected from weather by the use metal drip edge or other approved method.
- 7.) All materials must meet the 115-mph ultimate design wind speed limitation as required by section R301.2.1, tested in accordance with ASTM D7158 per section R905.2.4.1.
- 8.) An ice barrier that consists of at least 2 layers of underlayment cemented together or of 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 inches inside the exterior wall line of the building.
- 9.) At the junction of the roof and vertical surfaces, corrosion resistant metal step flashing, having a minimum thickness of 0.019 inch, must be provided per the roofing manufacturer's instructions. NOTE: the Minnesota Residential Code requires chimneys (or other vertical projections from the roof) wider than 30" to have a saddle or cricket, with proper flashing and counterflashing on the high side of the roof to promote proper drainage. If such a saddle or cricket does not exist, it must be provided.
- 10.) **AGAIN** - Call the building inspector **before** starting the reroof project so flashing and underlayment may be checked by the building inspector (required). Contact the Building Inspector between 7:30 AM – 9:00 AM. The inspector's name and number will be on the building permit and inspection card. The general phone number for the building inspectors is 651-266-9002; plans examination is 651-266-9007.