



ROOFING REGULATIONS

1. **RECOVERING AND REPLACEMENT:** New roof coverings shall be installed according to Chapter 9 of the Residential Code of Ohio, this Policy and shall not be installed without first removing existing roof coverings where any of the following conditions occur:
 - a. 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.
 - b. Where the existing roof covering is wood shake, wood shingle, slate, clay, cement asbestos-cement tile, or metal.
 - c. Where the existing roof has two or more applications of any type of roof covering.
2. **TEAR-OFFS** are to be complete to the roof sheathing. Tearing off the top layer of roofing in order to comply with the two-layer maximum is not permitted.

When spaced sheathing is encountered, the spaces shall be filled in with the proper dimension board or sheathed over with plywood or OSB. Sheathing edge shall be concealed by fascia, fascia trim (painted to match the house), or drip edge.

On tear-offs, all flashings shall also be replaced unless otherwise approved by the Building Director as suitable for re-use by virtue of its material (heavy copper, etc.) and absence of corrosion and other damage.

3. **INSTALLATIONS SHALL COMPLY WITH** the Residential Code of Ohio and manufacturer's published instructions. Shingles or approved tiles shall be used on all slopes of 2/12 or steeper. An approved ice/water shield shall be installed under shingles on slopes from two units vertical in 12 units horizontal (2/12) up to four units vertical in 12 units horizontal (4/12), double underlayment application is required in accordance with Section R905.2.7.
4. **ICE PROTECTION R905.2.7.1** In areas where the average daily temperature in January is 25°F or less, or when Table R301.2(1) criteria so designates, an ice barrier that consists of at least two 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 eave's edge to a point at least 24 inches (610 mm) inside the exterior wall line of the building. Exception: Detached accessory structures that contain no conditioned floor area.
5. **FLASHING DETAIL ON NEXT PAGE.** No flashing material shall be less than .016 inch/26 gage aluminum or equivalent.

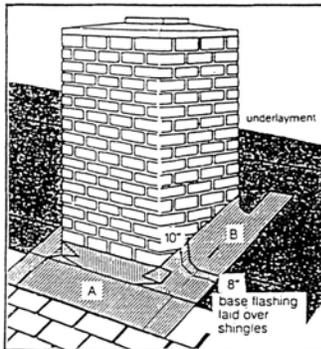


THE CITY OF MAYFIELD HEIGHTS BUILDING DEPARTMENT

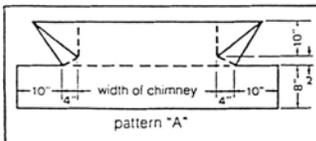
Supplement to Roofing Regulations

CHIMNEY FLASHING

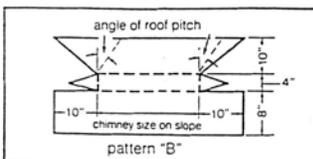
Since chimneys are usually built on a foundation that's separate from the one supporting the building itself, a chimney flashing must allow for differential settling movement - without damage to the water seal. Use base flashings that are secured to the roof deck, plus counter or cap flashings that are set into the masonry. Before putting flashings in place, apply shingles over roofing felt up to the front face of the chimney (see application instructions below).



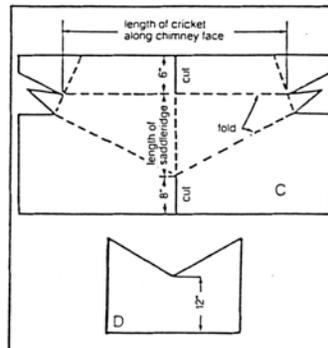
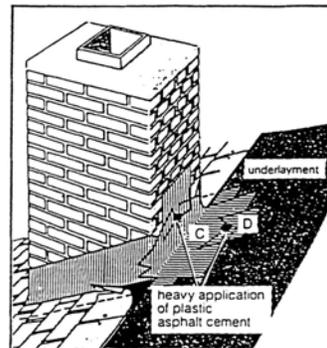
Cut the base flashing for the front according to pattern A. Follow pattern for the side base flashings.



PATTERN A: Lower section is laid over shingles in bed of asphalt plastic cement; upper vertical section is secured against masonry with asphalt plastic cement. Bend triangular ends of upper section around chimney corners and cement in place.

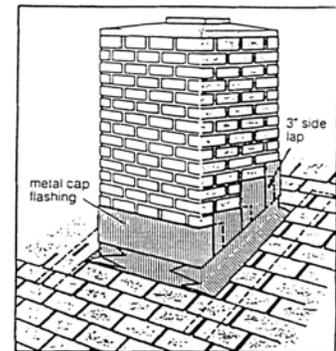


PATTERN B: Cut, bend to shape, and apply as shown - bedded in asphalt plastic cement. Secure to deck and brick work with plastic cement. Triangular ends on upper section are turned around chimney corner, then cemented in place over the front base flashing.

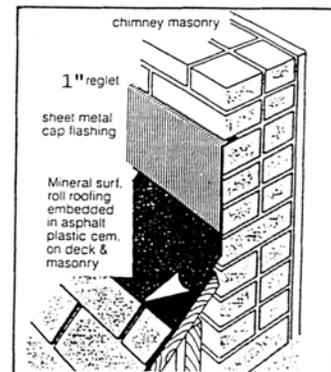


Follow pattern C for top base flashing. Cut and bend flashing to cover cricket, if there is one, and extend 6" to 12" up the brick work. The deck portion should also cover part of the side base flashing.

Pattern D (with the V cut out) is your guide for added protection where the ridge of the cricket joins the deck. Set this piece tightly in asphalt plastic cement - centered over the point where the cricket flashing extends up the deck. Place a second piece of flashing with a V cut from one side (so it conforms to the pitch of the cricket) over the cricket ridge and against the chimney. Secure it with asphalt plastic cement.



Front is one continuous piece. Sides and rear are of similar size, cut to conform to locations of brick joints and roof pitch. Side pieces should lap at least 3".



Cap flashings must be secured to brick work as shown. Rake out mortar joint to a depth of 1" and insert bent back edge of flashing in the cleared space. Refill the joint with cement mortar or asphalt plastic cement. Bend flashing down until it lies snugly against the masonry and covers the base flashing.