Municipality of Anchorage

Policy A.03

Commercial and Residential Reroof

The purpose of this policy is to clarify the permitting requirements for commercial and residential re-roofs in the Municipality of Anchorage, Building Safety Service Area.

PERMITS REQUIRED
Permits are required for residential and commercial re-roofs in accordance with the Anchorage Administrative Code.

> Exception: Permits are not required for non-structural re-roof projects with a total construction valuation under $5,000.00.

Permits are required for all structural work regardless of the valuation.

Plumbing, mechanical and electrical permits are required for any plumbing, mechanical or electrical work, respectively.

COMMERCIAL PERMIT SUBMITTAL REQUIREMENTS
The following information shall be required for all commercial re-roof permit submittals:

1. Completed Commercial Worksheet Application with description of work.
2. Code study showing the number of stories, area per floor, total area of the building, use, occupancy and type of construction. If a Class “A” or “B” roof assembly is installed, or the roof assembly retains the original fire classification, a code study is not required.
3. Two sets of before and after cross sections showing roof assembly, roof area, and drainage/slope. Each cross section shall be accompanied by an estimation of weight per square foot.
4. Plan drawing of the building showing the extent of proposed work, including drainage and scope, and identifying wind uplift perimeter and corner zones in accordance with figure 1609.6.2.2 of the IBC or figure 6-3 of ASCE 7-02.
5. Fire classification (A, B or C), and either UL or FM listing number of the proposed roof assembly. The listing shall be based on testing done in accordance with ASTM E 108. Systems similar to listed UL or FM assemblies (but not identical) may be approved on a case-by-case basis.
6. The height of the building.
7. Verification of a thermal barrier for foam plastic insulation, or documentation showing the roof assembly has been tested and approved without a thermal barrier.
8. In existing non-snow-drift areas, if the R value of the existing assembly is less than R-30 and the new system will increase the R value by more than 30 percent, an engineer’s report is required to verify that the existing framing is sufficient for a 40 psf snow load.
9. In existing snow-drift areas, if the assembly increases the R value, an engineer’s report is required verifying that the existing framing is sufficient for 40 psf snow load plus drift.

The following additional information shall be required where mechanical fasters are used in the roofing system:

1. Evaluation of wind component and cladding loads in accordance with section 1609.6 of the IBC or section 6.5.12.4 of ASCE 7-02 as appropriate.
2. Documentation of fastener and washer **allowable** loads. Where values are not based on manufacturer’s ICC evaluation report or ANSI/AF&PA 2001 National Design Specification, values based on testing shall use the following minimum factors of safety: Fasteners in wood (**4)** Fasteners in metal deck (**3)**

The following additional information shall be required if any structural work is included in the scope:

1. Two sets of drawings, detailing the extent of repair and method.

For major structural work – substantial replacement of decking, plywood, etc.:

1. Three sets of drawings sealed by a State of Alaska registered structural engineer.
2. One set of structural design calculations performed by the engineer.

The addition of new loads exceeding 2 psf greater than original design loads will require that an engineer check roof loading to insure adequate design of supporting members and seismic systems.

Plumbing, mechanical and electrical work may require plans sealed by Alaska licensed engineers. Plan review staff can clarify when required.

RESIDENTIAL PERMIT SUBMITTAL REQUIREMENTS
Residential construction shall be defined as detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress.

The following information shall be required for all residential re-roof permit submittals:

1. Completed Residential Worksheet Application with description of work.
2. Two copies of plans and one copy of structural calculations are required for repair or replacement of any structural elements, excluding the roof sheathing.
3. Roof slope.

INSPECTIONS
All repaired or replaced structural elements shall be inspected prior to covering. A final inspection is required at 100 percent completion.

REMEDIATION
All rotten roof sheathing and decking shall be replaced.

All damaged structural elements shall be repaired or replaced. A design with associated calculations is required (see above). Commercial designs shall be sealed by an Alaska licensed structural engineer.

ROOF CLASSIFICATIONS
IBC Table 1505.1 lists the minimum roof covering classification based on type of construction.

MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C	B	C	B	B	C

A--Class A roofing B--Class B roofing C--Class C roofing

[a] Unless otherwise required in accordance with the Urban Wildland Interface Code or due to the location of the building within a fire district in accordance with Appendix D.

[b] Nonclassified roof coverings shall be permitted on buildings of group R-3 as applicable in section 101.2 and U occupancies, where there is a minimum fire separation distance of 6 feet measured from the leading edge of the roof.

[c] Buildings that are not more than two stories in height and having not more than 6,000 square feet of projected roof area and where there is a minimum 10 foot fire separation distance from the leading edge of the roof to a lot line on all sides of the building, except for street fronts or public ways, shall be permitted to have roofs of No. 1 cedar or redwood shakes and No. 1 shingles constructed in accordance with section 1505.6.

Ron Thompson, Building Official
DATE: November 14, 2007
(Ref: 05-10, 06-06)