Planning Commission Policy

REROOFING FOR SINGLE-FAMILY DWELLINGS

Subject: Reroofing permits for single-family detached dwelling units

Policy No.: P-2-2000

Date of Planning Commission Approval: March 7, 2000 (1st Amendment on September 4, 2003, ~~1st~~ 2nd Amendment on January 21, 2016, ~~2nd~~ 3rd Amendment on December 5, 2019, 4th Amendment on July 20, 2023)

Purpose of Policy:

To develop a set of reroofing criteria to help promote appropriate and acceptable design for property improvements for single-family detached dwelling units when reviewing reroofing permits

POLICY: Requests to re-roof a single-family detached dwelling unit shall be subject to the following criteria:

A. Dwelling Units Originally Approved as part of a Single Family/Planned Development (R-1/PD) District or Homeowners Association shall be subject to the roofing prototype or originally approved roof material/color on file for the development. The Dolphin Bay and Greenport developments shall be treated as if they were zoned R-1, because they do not have a homeowners' association.

B. Dwelling Units Located Within an R-1 District: Proposed materials and colors for reroofing requests must be compatible with the basic architectural character and style of the house and the surrounding neighborhood. Colors that are not listed as approved are not permitted. Requests for reroofing homes shall be subject to the following:

1) Pitched Roofs

a) Thickness: 5.5 mm minimum measured at the two/three ply laminate section or Architectural or High Definition Shingles or Shakes

b) Materials:

- Composition shingle
- Fiber cement tiles
- Cement/Concrete tiles
- Wood shake or shingle treated with fire retardant or Class C rating
- Clay tiles
- Slate
- Standing seam metal with/without solar collector film ~~(if approved by the Planning Commission)~~
- Metal tiles
- Metal shake
- Metal shingle (smooth or stamped)
- Building Integrated Photovoltaics (BIPV)

c) Colors:

- Grey (all shades)
- Black

- Brown (all shades)
- Blends (consistent with the above colors)
- If tile is being used:
  - Dark red-orange-brown blend (earth-tone)

2) Low-Pitch Roof (less than 2:12)

a) Material
- Composition/Mineral capsheet

b) Colors
- Grey (all shades)
- Brown (all shades)
- Black
- Blends (consistent with the above colors)
- Building Integrated Photovoltaics (BIPV)

3) Flat Roofs (zero pitch, not visible from street)

a) Materials
- Tar and gravel
- Modified Bitumen
- Membrane (IB Roof Systems, Duro-Last, Thermoplastic polyolefin (TPO))
- Foam (if foam is uniform in thickness and has a smooth transition towards roof edges and sloped portions of the roof)
- Composition/mineral capsheet
- Building Integrated Photovoltaics (BIPV)

b) Colors
- White
- Grey (all shades)
- Brown (all shades)

C. Permit Requirements

Requests for reroofing require a permit from the Building Inspection Division. Reroofing permits shall be reviewed and initialed by a planner to ensure that the material and color is acceptable for the subject house per the adopted reroofing policy.

D. Conditions

a) All reroofing materials shall be a minimum of 5.5 mm in thickness measured at the 2-ply laminate sections or Architectural or High Definition Shingles or Shakes. Thickness will be measured by Building Inspectors at the job site during the sheathing nailing inspection (or in the case of an overlay, call for an inspection prior to installation).

b) All vents, gutters, downspouts, flashings, electrical conduits, metal surfaces etc., shall be painted to match the color of the adjacent surface.

c) All asphalt composition shingle roof replacements shall have a heavy dimensional ridge treatment.

E. Attachments

Materials Glossary

Attachment 1: Material Glossary

Pitched Roofs	
Material and Description	**Photograph**
Composition Shingle A fiberglass reinforcing mat coated with asphalt and mineral fillers	
Architectural or High Definition Shingles or Shake High-quality dimensional appearance such an enhanced shadow effect that create a “wood-shake look.”	
Slate Natural stone	
Wood Shake or Shingle A basic wood shingle that is made from split logs	

Cement / Concrete Tiles
(high barrel, medium, or flat)

Manufactured with sand, cement, and water

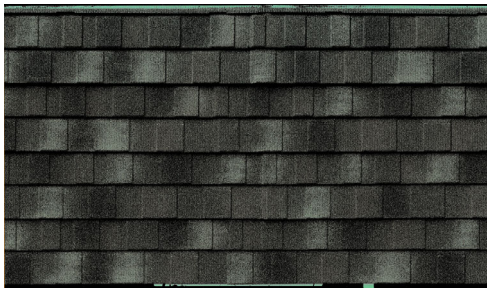
High Barrel

Medium Profile

Flat

Fiber Cement Tiles

Manufactured with cement, sand, natural and synthetic fibers, pigment and additives.

Standing Seam Metal with or without solar collector film ~~(review required by the Planning Commission)~~ Continuous metal panels down the length of the roof. Standing seam metal roofs are allowed only if solar collector film is added.	
Clay Tile Molded and fired clay	
Metal Shingle, Shake or Tile Stone coated steel Metal Shingle – mimics architectural shingles	
Metal Shake – mimics cedar shake	
Metal Tile (high barrel, medium, or flat) – mimics clay tile	

Smooth or Stamped Steel shingles – mimics composition shingles	
Stone Coated Metal Panel Manufactured using aluminum-zinc alloy coated steel and covered with ceramic coated stone granules and sealed with a coating Stone Coated Shingle Panel - mimics architectural shingles	
Stone Coated Shake Panel – mimics cedar shake	
Stone Coated Tile Panel (high barrel, medium, or flat) – mimics clay tile	

Low Pitched Roofs (below 2:12)	
Composition / Mineral Capsheet Rolled asphalt roofing consisting of fiberglass mats coated with mineral granules	
Flat Roofs (zero pitch, not visible from street)	
Tar and Gravel Three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone	
Membrane Roofing Systel (Including modified bitumen, single ply PVC, Thermoplastic polyolefin (TPO), etc.) Made from synthetic rubber, thermoplastic	
Foam Closed-cell Sprayed Polyurethane Foam (SPF) composed of two liquid components - isocyanate and a resin (or polyol) - that are pumped from separate containers and mixed in the nozzle of a spray gun	

Building Integrated Photovoltaics (BIPV)

Roof Integrated Photovoltaics Shingles/Shakes/Tiles

Laminated glass or other materials with integrated solar cells.