

RE-ROOFING PERMITS

The 2009 International Building Code as adopted and amended by St. Louis County (Section 1510 of the adopting ordinance) requires a building permit for recovering or replacement of roof covering systems. This guideline is only applicable to the unincorporated areas of St. Louis County and to municipalities that contract with St. Louis County for building code enforcement services. The contract matrix identifying the municipalities that contract with St. Louis County for building code enforcement services may be found on the web site www.stlouisco.com or a copy may be obtained by calling 314-615-5184.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2009 International Building Code.

Exception: Re-roofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide positive roof drainage.

The applicant shall submit four sets of plans/specifications sealed by a Missouri Registered Architect or Engineer addressing the roof covering system.

The following information may be applicable to the project:

- The maximum number of roof coverings permitted without removal is two.
- Missouri Architect or Engineer's seals are not required on plans/specifications for roof covering systems on a single-family dwelling or townhouses as long as the new roof covering system is the same as the roof covering system being covered or replaced.
- Recovering/replacing a roof covering with the same type of roof covering on a roof pitch of ¼:12 or greater but less than 4:12 requires a building permit, but does not require plans/specifications sealed by a Missouri Registered Architect or Engineer.
- A building permit shall not be required if recovering/replacing a roof covering with the same type of roof covering on a roof pitch of 4:12 or greater.
- Recovering/replacing a roof covering with a different type of roof covering on all pitches requires a building permit and plans/specifications sealed by a Missouri Registered Architect or Engineer.
- Structural calculations prepared and sealed by a Missouri Professional Engineer are required when the re-roofing results in a 5% or more increase of force in any of the roof structure supporting elements, unless the increased force on the structural elements is still in compliance with the code for new structures. Calculations, if required, shall include verification of the prevention of ponding instability.
- Zoning approval is not required in unincorporated St. Louis County. Necessity of zoning approval should be verified with the zoning official within municipalities.

Please refer to page 2 of 2 of this handout for a flow chart that summarizes the information on this page.

WHEN IS A BUILDING PERMIT REQUIRED FOR RE-ROOFING

