



Policy on Permits to Re-Roof Residential Buildings

August 2019

BACKGROUND

The 2017 Oregon Residential Specialty Code (ORSC) has been adopted by the City of Medford. Section R101.2 of this code clarifies that it applies to “detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.”

ORSC Section 105.2 states that “*permits shall not be required for the following:*

18. Re-roofing, where replacement or repair of roofing does not exceed 30 percent of the required live load design capacity and the roof is not required to be fire resistive.

Exceptions:

1. Permits for re-roofing are required for structures in wildfire hazard zones as provided in Section R327; and

2. Structures falling within the scope of Section R302.2.(See Discussion Below)

3. Permits for re-roofing are required where more than 15 percent of the existing space sheathing is removed to facilitate the installation of new sheathing.”

Note: The Oregon Building Codes Division issued Statewide Code Interpretation No. 93-19 that explains and clarifies this section, has been rescinded & reissued on July 1, 2011.

DISCUSSION

The 30% rule calculates to be 9 pounds for attic space accessed by stairs; 12 pounds for rooms built into roof structure 7.5 pounds per square foot for all other roof structures, and is aimed, primarily at tile roofs, which typically weigh 10 pounds per square foot.



Exception #1: A re-roof permit is required for any re-roof in the wildfire hazard area, (East of North Phoenix / Foothill Roads, and North of Cherry Lane). See map of affected areas on City of Medford website.

Exception #2: The reference to Section R302.2 townhouses which are separated by a 2-hour fire-resistance rated wall assemblies meeting the requirements of this section for exterior walls.

Exception #3: When more than 15% of the existing spaced sheathing *is removed* a permit is required; when new sheathing is applied *over* the existing spaced sheathing, no permit is required unless it exceeds the 30% live load threshold (7.5 psf).

SUMMARY

A permit is required when re-roofing a residence under the following conditions:

1. Any residence with more than 2 dwelling units (3-plex or greater).
2. Any residence more than three stories in height above the grade plane.
3. Any residence which shares a means of egress with another dwelling or other occupancy.
4. Any residence required to have a fire-resistive roof.
5. Any residence located in the area East of Foothill / North Phoenix Roads and North of Cherry Lane and (in wildfire hazard zones).
6. When a tile roof (or any roof weighing more than 7.5 PSF) is installed on a dwelling that has an existing shingle, shake or composition roof.
7. When more than 15% of the existing spaced sheathing is being removed and replaced.