



CITY of NORTH OLMSTED

Mayor Kevin M. Kennedy

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COMMERCIAL ROOF REPLACEMENT PLAN REVIEW CHECKLIST OBC 2017 (LOW SLPOE)

Two copies of the following information, properly bound, is required for commercial roof replacement plan review per the Ohio Building Code (OBC):

- OBC 106.1.1.5. A plan of the proposed work, dimensioned and to legible scale upon suitable material, showing the roof outline, overall dimensions and dimensions of setbacks, slope of roof, drainage, reference to other details, roof materials, penetrations through roof, and roof-mounted equipment.
 - The plan must indicate the location of the roofing system types if there are more than one. Indicate the extent of any demolition of equipment or roof/insulation removal per OBC 106.1.1.4.
- OBC 106.1.1.8. Details which describe flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, details around openings, gutters/downspouts, location and type of vapor retarders, and insulation location and "R"-values, roof ventilation. Details of the system and required system terminations (for example, at parapet, roof edge, gravel stop, gutter, curbs, and penetrations). In the event that the roof is to be removed to the deck, provide a detail and method of replacing any damaged deck that is discovered. Provide only those details specific to the installation.
 - Details are usually available from the manufacturer but sometimes additional insulation thickness or other factors require that the parapet be raised or other changes be made that require a custom drawn detail. If this is the case, then these details should also be provided. If the reroof work changes the look of the building (for example, the parapet cap is higher and a different color), administrative approval may be required from the Planning Department before a permit can be issued.
- OBC 1507. A short specification of the roofing system.
 - This must be specific to the system not just the manufacturer's general system literature, defining the roofing and flashing materials to be used, insulation/re-roof board, and other materials. (OBC 1506).
- OBC 1504.1. Documentation that the roof covering is designed for the required wind loads for its height and location including uplift in accordance with Chapter 16 and Sections 1504.2, 1504.3, or 1504.4, and the edge securement for low slope roofs in accordance with OBC 1504.5.
- OBC 1505.1. Documentation that the roof covering meets the required fire classification for the type of construction.

NOTE:

- If the roof and insulation is to be removed to the deck, then the new insulation will be required to meet the current OBC referenced International Energy Conservation Code (IECC) requirements. For example, IECC 2012 requires R=25 CI above the deck. Roofs with more than 1 roof covering layer must be removed to the deck per OBC 1511.3. A single roof covering layer may be removed and replaced/repared without removing the insulation below if the insulation is sound, dry, meets the manufacturer's installation instructions and is not prohibited by OBC 1511.3.1.1.
- Existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with Section 1503.4 and OPC 1108.
- Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system. OBC 1511.2. In the event that a ballasted or otherwise heavier roof system than the original system is to be installed, provide documentation that the roof structure will support the additional loads.
- OBC 1511.3.1.1 A roof recover shall not be permitted where any of the following conditions occur:
 - 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.
 - Where the existing roof covering is slate, clay, cement or asbestos cement tile.
 - Where the existing roof has two or more applications of any type of roof covering.

Do not submit:

- Manufacturer's catalogs or similar publications where the plan reviewer must select from numerous options or where portions of a system may be highlighted.
- Catalogs which contain details or information that do not apply to the application or installation.
- Lists of materials.
- "Fill in the blanks" specifications that are not properly and specifically completed for the application.