



CITY of NORTH OLMSTED

Mayor Kevin M. Kennedy

Jeffrey A. Grusenmeyer, Building Commissioner | Division of Building

A 5200 Dover Center Road | North Olmsted, Ohio 44070 P 440-777-8000 F 440-777-5889

RESIDENTIAL ROOF AND ROOF REPLACEMENT INSPECTION CHECKLIST

Per Administrative Section 108.2, inspections are required to approve that portion of construction. See the RCO section noted for further detail. The installing contractor is required to call for an inspection upon completion of the installation. Inspection shall comply with all of the following:

<u>Required</u>	<u>Section</u>	<u>Description</u>
<input checked="" type="checkbox"/>	106.1.3.2	<u>Manufacturer's Installation Instructions</u> comply with all manufacturer's installation instructions RCO905.1. Instructions shall be present on the work site. Provide proper placement/fastening/nailing of shingles and underlayment.
	903.2	Provide flashing at all wall/roof intersections, change in slope, and at openings. If metal, provide corrosion resistant aluminum NLT 0.019", No. 26 galvanized sheet, or other approved material.
<input checked="" type="checkbox"/>	803	<u>Roof Sheathing.</u> All deteriorated sheathing shall be replaced in accordance with 803.
<input checked="" type="checkbox"/>	806	<u>Roof Ventilation.</u> Maintain existing ventilation or provide, if practicable, cross ventilation to rafter/attic areas in compliance, NLT 1/150 of rafter area, reduced to 1/300 if 40-50% of ventilation is in upper location. 1" minimum space between insulation and sheathing is required. Mechanical ventilation shall be provided with adequate MUA.
<input checked="" type="checkbox"/>	905.2	<u>Asphalt shingles.</u> Slope 2:12 or greater. 2:12 to 4:12 slopes require double underlayment.
	905.2.3, 905.1.1	Underlayment Comply with Table 905.1.1(1)
	905.2.5	Fasteners galv. steel, stainless steel, aluminum, or copper 12ga w/ 3/8" head. Completely penetrate or 3/4" into roof sheathing, min.
	905.2.7, 905.1.2	Provide ice barrier to 24" inside of exterior wall line unless building is not conditioned.
<input checked="" type="checkbox"/>	905.5	<u>Mineral surfaced roll roofing.</u> Slope 1:12 min. ASTM D3909 or ASTM D6380 Class M.
	905.5.3, 905.1.1	Underlayment Comply with Table 905.1.1(1)
	905.5.3.1, 905.1.2	Provide ice barrier to 24" inside of exterior wall line unless building is not conditioned.
<input checked="" type="checkbox"/>	908.3	<u>Reroofing.</u> Remove existing roof layers with any of the following conditions <ul style="list-style-type: none">o Roofing is water soaked, deteriorated or curledo Roofing is wood shake, slate, clay, cement or asbestos-cement tileo Roof has two or more applications of any type of roof covering Existing adhered ice barriers may remain and be recovered with an additional IB layer
<input checked="" type="checkbox"/>	905.10	<u>Metal roof panels.</u> Slope: lapped, no sealant: 3:12 or greater; lapped w/ sealant 1/2:12 or greater; standing seam 1/4:12 or greater.
	905.10.3	Metal sheet materials must comply with Table 905.10.3(1). Metal thickness and corrosion resistance per Table 905.10.3(2)
	905.10.4	Attachment: per manufacturer's instructions (or) in the absence of instructions galvanized or stainless steel for steel roofs, copper/brass/bronze/stainless steel for copper roofs.
	905.10.5, 905.1.1	Underlayment Comply with Table 905.1.1(1)
<input checked="" type="checkbox"/>	NO 1321.05	<u>Reinspection Fees</u> If an inspection is requested and for any reason the work is unsatisfactory or incomplete, a fee is assessed in the amount of \$50.00.
<input checked="" type="checkbox"/>	NO 1363.303.7	<u>Roof Drains and Gutters</u> Roof drains and gutters shall be maintained.

NOTE:

See the RCO for specific requirements of roof covering types not noted above.

RESIDENTIAL WINDOW REPLACEMENT INSPECTION CHECKLIST

Per Administrative Section 108.2, inspections are required to approve that portion of construction. See the RCO section noted for further detail. The installing contractor is required to call for an inspection upon completion of the installation. Inspection shall comply with all of the following:

<u>Required</u>	<u>Section</u>	<u>Description</u>
<input checked="" type="checkbox"/>	106.1.3.2	<p><u>Manufacturer's Installation Instructions</u> comply with all manufacturer's installation instructions. Installation instructions shall be present on the work site.</p> <p><input checked="" type="checkbox"/> flashing, sealing, and insulation at jambs.</p> <p><input checked="" type="checkbox"/> proper fastening/nailing through installation flange holes, if present.</p>
<input checked="" type="checkbox"/>	303.1, 113.5.1*	<p><u>Light and Ventilation.</u> Glazing area not reduced to less than 8% of floor area of habitable rooms with 4% openable unless there is an approved mechanical exception.</p>
<input checked="" type="checkbox"/>	303.9.1	<p><u>Sunroom Additions</u> 40% of walls shall remain open or enclosed only by insect screening with no windows.</p>
<input checked="" type="checkbox"/>	308.4	<p><u>Safety Glazing</u> must have manufacturer's designation etched in glass in locations:</p> <p><input checked="" type="checkbox"/> fixed or operable panels in doors unless a 3" sphere will not pass thru.</p> <p><input checked="" type="checkbox"/> within 24" of a door and bottom edge lower than 60" a.f.f.</p> <p><input checked="" type="checkbox"/> panes > 9 s.f., bottom edge < 18" a.f.f., top edge > 36" a.f.f., walking surface w/i 36".</p> <p><input checked="" type="checkbox"/> railings, balusters, and infill.</p> <p><input checked="" type="checkbox"/> hot tub, bathtub, shower, pools and similar enclosures unless > 60" above water.</p> <p><input checked="" type="checkbox"/> adjacent to stairways, landings and ramps w/l 36" of walking surface</p> <p><input checked="" type="checkbox"/> at bottom stair landing w/l 36" of walking surface and w/l 60" horizontal arc</p>
<input checked="" type="checkbox"/>	308.6.2	<p><u>Skylights and Sloped Glazing</u> must be fully laminated, tempered, HS, wired, or approved rigid plastic.</p>
<input checked="" type="checkbox"/>	310.2, 113.5.1*	<p><u>Emergency Escape</u> Sleeping room window/door not reduced to less than 5.7 s.f. (5 s.f. at grade) min., 24"high x 20" wide clear opening, min., sill 44" a.f.f. max., cannot require keys, tools or special knowledge to open.</p>
<input checked="" type="checkbox"/>	1101	<p><u>Energy Code Compliance</u> Fenestration U=.30 max., Skylights U=.55 max. SHGC N/R NFRC or equivalent rating shall be indicated on a listing or label.</p>
<input checked="" type="checkbox"/>	NO 1321.05	<p><u>Reinspection Fees</u> If an inspection is requested and for any reason the work is unsatisfactory or incomplete, a fee is assessed in the amount of \$50.00.</p>

*RCO 113.5.1 Minor reductions in the clear opening dimensions of replacement doors and windows that result from the use of different materials shall be allowed, whether or not they are permitted by the RCO. This reduction shall be the minimum required for the installation. Openings may not be reduced to below those required by the RCO by any amount greater than the minimum required to install the replacement window or door.