

# Residential Roofing



*This handout is for informational purposes only it should not be viewed as comprehensive.  
The provisions of the City's adopted codes prevail*

## **Document Submittal List**

- Completed Permit Application
- Copy of the contract signed by the property owner. (Not required if work is performed by homeowner)
- Copy of State of Illinois Roofing License (Not required if work is performed by homeowner)

**Failure to provide any of the above documents may result in processing delays.**

## **General Information and Fees**

1. A permit is required for the repair or replacement of a roof.
2. If work commences prior to permit issuance the building permit fee shall be doubled.
3. A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
4. Approved construction documents shall be available on site at all times.
5. Permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
6. Homeowners Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
7. Fees: \$100 Residential Single Family  
          \$225 Multi-family  
          \$250 Commercial

## **Regulations**

1. Re-roofing shall be done in conformance with section R908 of the 2021 International Residential Code.
2. Ice & Water Shield shall extend from the lowest edge of the roof to a point at least 24 inches inside the inside of the exterior wall line of the building (IRC 905.2.7.).
3. On roofs with a slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches measured along the roof slope from the eave edge.
4. No more than two layers of existing roof covering are permitted.

5. A metal drip edge shall be provided at eave & rake edges per (IRC 905.2.8.5)
6. Existing shingles cannot be covered over if:
  - a. The existing roof already has two layers of asphalt shingles.
  - b. The existing roof or roof covering is water-soaked or deteriorated to the point that it does not provide a smooth adequate base for additional roofing.
  - c. The existing roof has wood shakes, slate, clay, and cement or asbestos-cement tiles.
7. Shingles shall be attached with nails long enough to penetrate through roof sheathing
8. Roofs shall be provided with ample ventilation, per the 2021 IRC by either ridge vent or another approved vent system.
9. Contractors installing or repairing modified bitumen roofing shall provide a fire prevention plan to the code official that includes asphalt kettle and fire extinguisher locations.

**Inspections Required:**

Ice and Water Shield Inspection

Final Inspection