

# Residential Roofs

*This handout is for informational purposes only.  
The provisions of the City's adopted codes prevail.*



## **Document Submittal List**

- [Permit Application for Construction.](#)
- A copy of the signed contract.
- Copy of Contractor's State of Illinois roofing license.

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

## **General Information and Fees**

- A permit is required for the repair or replacement of a roof.
- If work commences prior to permit issuance the building permit fee shall be doubled.
- 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).
- 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.
- Homeowners Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- Fees: Based on proposed cost of construction but not less than \$30 for a single family dwelling roof.
- Bond: A \$200.00 building bond for flat roof tops required at time of building permit issuance, and will be refunded in the manner submitted after approval of final inspection.
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

## **Regulations**

- Re-roofing shall be done in conformance with section R908 of the 2015 International Residential Code.
- 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.
- 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.

- No more than two layers of existing roofing are permitted to remain.
- A metal drip edge shall be provided at eave & rake edges.
- Existing shingles cannot be covered over if:
  - The existing roof already has two layers of asphalt shingles.
  - 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.
  - The existing roof has wood shakes, slate, clay, and cement or asbestos-cement tiles.
- Shingles shall be attached with nails long enough to penetrate through roof sheathing
- Roofs shall be provided ample ventilation by either ridge vent or another approved vent system.
- Contractors installing or repairing modified bitumen roofing shall provide a fire prevention plan to the Chief Code Official that includes asphalt kettle and fire extinguisher locations.
- Safe access to flat roofs must be provided for the inspector. Inspector must have full access around structure for inspection.