



Re-Roofing in the City of Creve Coeur

2015 International Building Code, Ordinance # 5690

2015 International Residential Code, Ordinance # 5691

Single-Family Residential Homes

- Permits are not required for single-family residential re-roofing projects. However, these projects are still required to be completed in compliance with the current building code.
 - **IMPORTANT: If a re-roofing project involves replacement or repair of roof structural members (truss, rafter, bracing, beams) then a building permit is required. Replacing damaged roof sheathing with new sheathing of the same thickness does not trigger the need for a building permit.**
- There are no inspections required for residential re-roofing projects that qualify for “permit not required.” However, a city inspector may make random inspections to verify code compliance.
- Ice and water shield (ice barrier) is required by Table R301.2(1) and code section R905.1.2.
- Metal drip edge is required by code section R905.2.8 at the eaves and rake edges of shingle roofs.
- A maximum of 2 layers of roofing can be on any roof structure.

Commercial Buildings

- Permits are required for commercial re-roofing projects and they must be completed in compliance with the current building code and the current energy conservation code. **NOTE: Multi-story condominium and apartment buildings** are considered by the building code to be Commercial Buildings and permits are required to re-roof these buildings.
- Inspections are required for these projects and the type and number of inspections will vary based upon the scope of the project.
- If the roof insulation is removed with the roof covering then R-30 insulation shall be installed before the new roof covering is applied.
- Submittal documents: 2 sets of plans should include a roof plan that shows the ‘footprint’ of the roof on the building. The plans should also include a description of the scope of the work, material specifications and enlarged details of pitch pockets and curbing. Identify roof drains as well as any mechanical equipment that will need to be removed and re-installed.

Please call the Chief Building Official at 314-872-2513 OR the Senior Plans Examiner at 314-442-2077 for additional information, questions or clarifications.