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Residential Re-Roof Permit Requirements

1. Roof assemblies shall be designed and installed in accordance with the Michigan Residential Code in effect at the time of installation and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure. Sec. R903.1
2. The 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 roof covering system. Sec. R908.2
3. New roof coverings shall not be installed without first removing existing roof coverings where 1) there are 2 or more applications of any type of roof coverings; 2) where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof covering is not adequate as a base for additional roofing. Sec. R908.3.1.1
4. Where the existing roof assembly includes an ice membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and be covered with an additional layer of ice barrier membrane. Sec. R908.3
5. Ice barrier shall be installed under asphalt shingles to prevent ice and water backup. An ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edge of all roof surfaces to a point at least 24" inside the exterior wall line of the building. Sec. R905.1.2
6. A minimum of 15 lb. underlayment is required under asphalt shingles. Sec. R905.1.1
7. Drip edge shall be provided at eaves and rake edges of shingle roofs. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges. Sec. 905.2.8.5
8. Base flashing against a vertical sidewall shall be of the step flashing method and shall be not less than 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Sec. R905.2.8.3

9. The minimum net free ventilation area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided when not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge of highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted. Sec. R806.2

10. Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent. Sec. R806.3