



# A GUIDE TO ROOFING YOUR HOME

5.16.24



## SOME THINGS TO KNOW BEFORE STARTING A ROOF PROJECT:

### For Residential Homes

#### BUILDING PERMIT REQUIREMENT

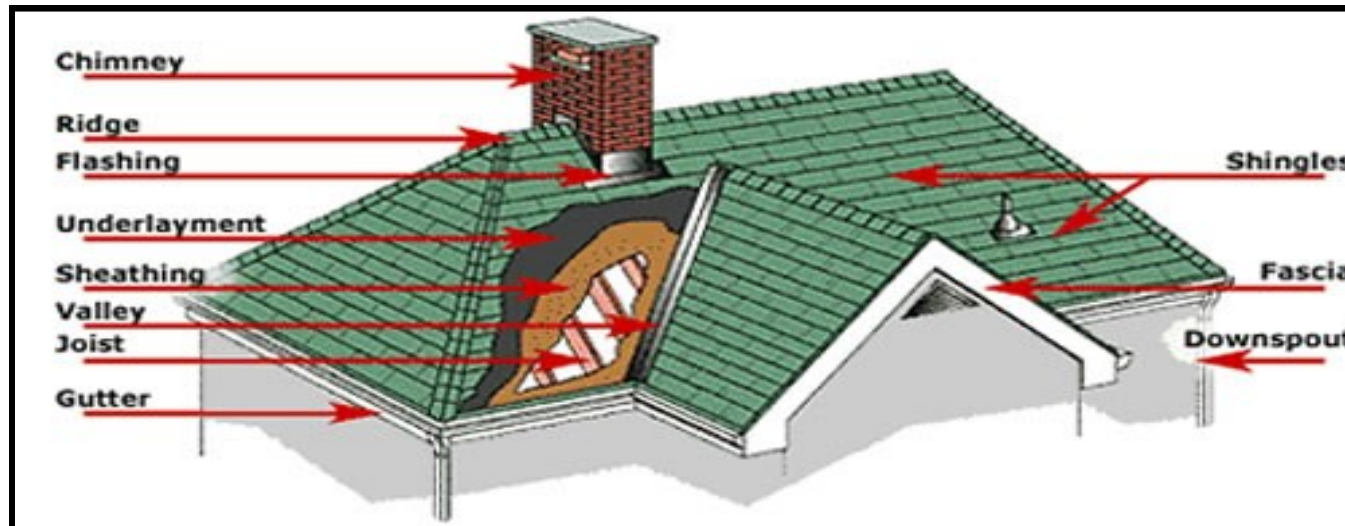
The State of Michigan Residential Building Code requires that a building permit be secured prior to starting any roofing project. If you hire a licensed individual, the licensed holder is required to pull the building permit from the Township, the homeowner cannot. It is also important to know that as a homeowner, you may pull a permit if you are doing the work, but that unlicensed individuals may not install your roof.

#### ICE AND WATER SHIELD

This element is important for watertight integrity at critical roofing areas. Ice and water shield is required by the Michigan Residential Building Code in areas where there has been a history of ice forming such as along the eaves, causing a backup of water under the roofing materials. Ice and water shields must be installed from the lowest edges of all roof surfaces to a point of at least 24 inches inside of the interior wall line of the building.

#### UNDERLAYMENT

More commonly known as felt paper must be installed on all exposed roof decking. Keep in mind that underlayment shall be installed in accordance with the manufacturer's installation instructions.



#### STARTER STRIPS

The starter strip is specifically manufactured for installation at all edges of your roofline to prevent wind and water intrusion under shingles.

#### SHINGLES

Must be third party tested. Make sure to follow manufacturer's guidelines.

#### VENTILATION

All components of a roof are significant, and this is one that is very important also. Proper ventilation provides endurance to your decking and every other roofing component. Make sure that your roof is properly ventilated to get the longest life out of your new shingles.

#### SHAKE SHINGLE OR METAL ROOF REPLACEMENT

These shingles have some very unique installation requirements. Refer to the shake or metal manufacturer for a copy of the installation instructions to insure proper use.

#### VALLEY FLASHING

In most cases the valley material shall not be less than No. 26 gauge corrosion resistant sheet metal and shall extend 10 inches from the centerline of the valley each way for roofs having slopes less than 12 units vertical in 12 units horizontal. Refer to the Residential Building Code for specifics in your situation.

#### FLASHING AROUND MASONRY OR NEXT TO WALLS

Is a key component to the roof system. All flashing shall comply with the Michigan Residential Code for placement and usage. Fasteners or nails, shall be corrosion resistant and not less than eleven (11) gauge with 7/16 inch head. Keep in mind that each type of roofing material has a specific fastener that should be checked. Look at the roofing material manufacturing specifications for application instructions and fastener requirements.



#### ATTACHMENT NUMBER AND TYPE

Shingles are required to have a minimum number of attachments based upon the type of product. Make sure to read the manufacturer's directions first to get the proper supplies.

#### SAFETY

When installing a roof, safety must be your number-one priority. Neglecting good safety practices because they take too much time may cause a death or serious injury, so why take that chance?

There are many safety issues to consider if you are planning to install your own roof. It's essential that you take the proper precautions. Some of the most important areas to address are:

##### WORK AREA

Make sure you have a clean, well planned out work area. Block it off from children, pets and those who are not accustomed to construction areas.

##### FALLS

Falls from ladders or a roof may cause serious injury or death during the construction of your new roof. It's very important to take the appropriate steps to minimize your risk of slipping or falling.

##### LADDERS

Make sure to set up your ladder properly. Place your ladder on solid, level footing. Tie your ladder off at the top or secure with a plywood brace. Set your ladder against a solid backing. Very important - extend your ladder 36 inches above the landing or roof eave to provide a secure location to grab when transitioning from the roof to the ladder.

Make sure to climb your ladder safely - always face the ladder, use one rung at a time, never slide down a ladder, and do not overload your ladder. Don't push a ladder in to "stretch" it because it's too short; that makes it too steep and unstable. Make sure you don't have to reach or stretch too far off the ladder.

Never leave ladders unattended. Remove all ladders from your work area every day or lock them together on the ground overnight.

Important: Keep ladders away from electrical wires and boxes at all times! There have been far too many deaths of roofers due to metal ladders set up near electrical wires.



#### WARNING

These are only a few of the many potential hazards that you could encounter when roofing. Please read all owner's manuals and instruction warnings before working on a roof.

#### HOW LONG DOES IT TAKE TO GET A PERMIT?

Over the counter permits for minor electrical, plumbing, and mechanical work are usually issued the same day. Permits that require Building Inspector approval or plan review will take longer. If everything is in order when submitted, up to seven days should be expected. If the inspector needs additional information, expect some delays.

Keep in mind this is not an all inclusive list of things to know before starting a roofing project; only some of the more commonly asked questions. It is important that you know what the building code requirements are and that you demonstrate that you know the building code when applying for a Building Permit. The Thomas Township Building Inspector is available Monday, Tuesday, Thursday, and Friday from 8am-noon and can be reached at 989-781-0150 or you may contact the Building Department Secretary during the business hours of 8:00 am - 5:00 pm.