

Roof Replacement Requirements

ROOF REPLACEMENT/RECOVERY REQUIREMENTS

Application Process: Building Permit Application (#2 – Application for Building Permit for Additions, Alterations or Repairs) may be obtained online at the City of Detroit website (www.detroitmi.gov) under the Buildings, Safety Engineering and Environmental Department (click on the Forms link located under “Featured Links” on the right side) or by visiting the BSE&E office located at the Coleman A. Young Municipal Center in Room 408.

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. The existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. The existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. The existing roof has two or more applications of any type of roof covering.

Building Code Requirements

1. You must adhere to the current applicable Michigan Building Code or the Michigan Residential Code
2. Use felt paper (15 lb.) on the entire roof.
3. Install ice and water shield at the eaves extending from the edge to a point at least 24 inches inside the exterior wall line.
4. Maintain required attic ventilation of 1/150 of the space ventilated.
5. Remove and replace any rotted wood.
6. Obtain two inspections: the first at the tear off and the second for final.
7. To schedule an inspection, call the Buildings Division at 224-3202, 24 hours in advance and no later than 3 p.m.

A permit must be obtained prior to starting work to recover or replace a roof. Permits may be obtained by submitting a #2 Building Permit Application to the following:

Buildings & Safety Engineering Department
Coleman A. Young Municipal Center – Room 408
(313) 628-2711 or 628-2712