

REROOFING CODE REQUIREMENTS IN GEORGIA

There have been recent questions regarding the reroofing of residential homes. Most questions are in regard to when is the Residential Code applicable and what is required by code when reroofing a residential home in Georgia. The International Residential Code, 2012 Edition with Georgia Amendments is the current Georgia State Minimum Standard Residential Code. This code went into effect January 1, 2014 and is a mandatory code, meaning it is applicable statewide regardless of whether the local jurisdiction adopts or enforces the code.



The 2014 IRC applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one- and two-family dwellings or townhouses. This means that this code does apply to the reroofing of any home in the state of Georgia.

Under the Uniform Codes Act, final interpretation of the Georgia State Minimum Standard Codes for construction ultimately lies with the local jurisdiction. While there may be some local governments that do not enforce the State Minimum Standard Codes; the Georgia State Law still requires the mandatory State Minimum Standard Residential Code applies to the entire State of Georgia.

If you have specific questions or need further assistance, please contact the Office of Construction Codes at constructioncodes@dca.ga.gov or 404-679-3118.



Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

R905.2.8.4 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied according to the asphalt shingle manufacturer's printed instructions.

R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

R905.3 Clay and concrete tile. The installation of clay and concrete tile shall comply with the provisions of this section.

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

R905.3.2 Deck slope. Clay and concrete roof tile shall be installed on roof slopes of two and one-half units vertical in 12 units horizontal (2½:12) or greater. For roof slopes from two and one-half units vertical in 12 units horizontal (2½:12) to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.3.3.

R905.3.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D 226 Type II; ASTM D 2626 Type I; or ASTM D 6380 Class M mineral surfaced roll roofing.

R905.3.3.1 Low slope roofs. For roof slopes from two and one-half units vertical in 12 units horizontal (2½:12),

up to four units vertical in 12 units horizontal (4:12), underlayment shall be a minimum of two layers underlayment applied as follows:

1. Starting at the eave, a 19-inch (483 mm) strip of underlayment shall be applied parallel with the eave and fastened sufficiently in place.
2. Starting at the eave, 36-inch-wide (914 mm) strips of underlayment felt shall be applied, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently in place.

R905.3.3.2 High slope roofs. For roof slopes of four units vertical in 12 units horizontal (4:12) or greater, underlayment shall be a minimum of one layer of underlayment felt applied shingle fashion, parallel to and starting from the eaves and lapped 2 inches (51 mm), fastened sufficiently in place.

R905.3.3.3 Underlayment and high winds. Underlayment applied in areas subject to high wind [above 110 miles per hour (49 m/s) in accordance with Figure R301.2(4)A] shall be applied with corrosion-resistant fasteners in accordance with manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.

Underlayment installed where the basic wind speed equals or exceeds 120 mph (54 m/s) shall be attached in a grid pattern of 12 inches (305 mm) between side laps with a 6-inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with Section R905.2.7 except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25.4 mm) with a thickness of at least 32-gauge sheet metal. The cap-nail shank shall be a minimum of 12 gauge (0.105 inches) with a length to penetrate through the roof sheathing or a minimum of ¾-inch (19 mm) into the roof sheathing.

Exception: As an alternative, adhered underlayment complying with ASTM D 1970 shall be permitted.

TABLE R905.2.8.2
VALLEY LINING MATERIAL

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Cold-rolled copper	0.0216 nominal	—	ASTM B 370, 16 oz. per square foot
Lead-coated copper	0.0216 nominal	—	ASTM B 101, 16 oz. per square foot
High-yield copper	0.0162 nominal	—	ASTM B 370, 12 oz. per square foot
Lead-coated high-yield copper	0.0162 nominal	—	ASTM B 101, 12 oz. per square foot
Aluminum	0.024	—	—
Stainless steel	—	28	—
Galvanized steel	0.0179	26 (zinc coated G90)	—
Zinc alloy	0.027	—	—
Lead	—	—	2½
Painted terne	—	—	20

For SI: 1 inch = 25.4 mm, 1 pound = 0.454 kg.