

Storey County Community Development

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The following checklist is to be reviewed for completion by the owner/contractor prior to scheduling an inspection.

Warning: Failure to complete all items on this checklist that pertain to your project may result in re-inspections, delays, and potential re-inspection fees.

Residential Roof & Re-Roof Inspection Checklist

Applicable code 2024 International Residential code

General:

1. Address to be posted, visible from road. IRC R308
2. Animals restrained.
3. Approved (stamped) plans, permit, ICC ES listing report and manufacture installation specs are on the jobsite during inspections. IRC R105.7, R106.3.1, R109.3
4. ICC ES listing reports required to be reviewed by county and the stamped copy is to be on site for inspections.(Metal roofs with Class A roof assembly only)
5. Roofing shall be complete and installed per product manufacture installation specs.

Inspections:

- TWO (2) INSPECTIONS ARE REQUIRED FOR RE-ROOF PROJECTS BELOW 5,000 FT ELEV. (Tear off / sheathing & final)
- THREE (3) INSPECTIONS ARE REQUIRED RE-ROOF PROJECTS AT & ABOVE 5,000 FT ELEV. (Tear off / sheathing, ice dam & final)

First Inspection: Roof sheathing / Tear off.

1. The existing roofing material is removed, and any “rotted”, or otherwise damaged existing wood substrate or framing has been replaced. Reused existing plywood decks shall be sound and nailed @ 6” edge and 12” field min. Any delaminated sheets have been replaced with new. 2024 IRC R803.2.3, R602.3(1), (T) R804.3 CFS, Wood (T) R503.2.1.1(1).
2. If re-sheathing is needed, OSB1 or plywood is in place and completely nailed @ 6” edge and 12” field min. Nail heads or staple crowns shall not penetrate sheathing surface “skin”. OSB should be installed with the rough side up.
3. Gas appliance vents must be double-wall type “B”, in good condition, and secured away from combustible wood with a minimum clearance of 1”. Existing vents in serviceable condition will be allowed to remain.

4. “Cut-out” vents for attic ventilation (dormers, eyebrows, turbines, etc.), should have their openings made. Adequate attic ventilation shall be provided. Add high and low vents as per IRC 806.1

Second Inspection: Ice Dam, Ice, and water shield inspection per IRC: R905.1.2

(Required for reroof projects at and above 5,000 feet elevation, not including metal panel roofs.)

1. The ice barrier shall consist of a self-adhering polymer modified bitumen sheet (Ice dam Membrane) and is required to extend from the eave’s edge to a point at least 24” inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area. IRC Chapter 9 or IBC Chapter 15

2. (Metal roof only) Class A roof assembly underlayment verified prior to cover. Per ICC ES listing report for metal panels used and or manufacturer installation specs.

Last or Final Inspection:

1. All roofing materials shall have been properly installed per manufactures specifications, including step-flashings, counter flashings, and “crickets or splitters” at roof penetrations as required. At elevations of 5,500 feet and above, snow and ice splitters are advised on all fuel-fired appliance flues or chimneys when the roof penetration is located more than 3 feet downslope from the ridge.
2. Any roof-mounted equipment (A/C units, coolers, platforms, etc.), shall be re-secured to roof and fasteners weather protected with sealant. Roof mounted equipment must be secured to stands for seismic displacement.
3. Drip edge verified per: IRC R905.2.8.5.
4. (Metal roof only) Metal panel fastening verified per ICC ES listing report or manufacturer installation specs.

ROOF OVERLAY REQUIREMENTS AND INSPECTION

1. No more than two layers are allowed by code on composition overlay.
2. Re-roofs for manufactured homes must be permitted through the State of Nevada Manufactured Housing Division. 775-684-2940
3. Adequate attic ventilation is required by code when re-roofing.
4. All dry rot and water damaged wood framing or sheathing shall be replaced prior to “Pre-deck inspection.”

RE-ROOF IN INCLEMENT WEATHER CONDITIONS

To assist and assure that the roofing contractor can maintain integrity of a re-roof project performed during times of inclement weather the procedure for inspection of the pre-deck, nailing of the roof sheathing, or ice dam may be as follows.

- The Roofing Contractor shall submit, on company letterhead, a statement indicating he/ she inspected the item being covered without inspection and all code requirements for the item were met. The letter shall be signed by the roofing contractor and shall include his/her State Contractors License number. Please provide pictures to document and reference.