

INFORMATION REGARDING ROOF COVERINGS FROM THE 2025 BALDWIN COUNTY BUILDING CODE MODIFICATIONS

(This is in addition to the requirements of the adopted 2024 ICC Building Codes.)

For existing structures, the repair or replacement of roof covering and underlayment shall require a Re-Roofing Permit from the Baldwin County Building Department.

ASPHALT SHINGLES – REQUIREMENTS

Wind Speed	Shingle Testing Standard/Classification
130 mph or greater	ASTM D7158 Class H <u>or</u> ASTM D3161 Class F

- 1) All roof coverings and underlayment shall be removed (exceptions #9 and #10 below and exceptions from 2024 IRC Section 908.3) and any roof decking attached with staples or nailing pattern less than six (6) inches on center (OC) edge and six (6) inches OC intermediate shall be re-nailed with #8D ring shank nails to meet six (6) inches OC edge and intermediate.
- 2) Asphalt shingles shall be installed according to the manufacturer's installation instructions for high wind areas with a minimum of six (6) nails.
- 3) All asphalt shingle roof covering underlayment shall be of a synthetic tear resistant polypropylene, polyester or fiberglass fabric certified by an approved testing agency or ICC-ES report. The Building Official may approve an equal or higher performing product. Asphalt felt roofing underlayment shall not be installed as a roof covering underlayment.
 - Roof underlayment shall be installed and fastened in accordance with the manufacturer's installation instructions.
 - NOTE: Most manufacturers do not allow staples as an approved fastener or staple button caps
- 4) All aluminum/vinyl soffit covering shall be attached to minimum 7/16 OSB or plywood or minimum 2x2 wood supports eight (8) inch OC maximum.
- 5) Metal roof covering shall be installed per manufacturer's installation instructions for High Wind Zone minimum fastening requirements: Metal roof covering shall be fastened to roof assembly with a maximum two (2) foot OC spacing of fasteners in the length dimensions of the panels. The minimum number of fasteners in width dimension of the panel shall be no less than four (4) inches.
- 6) 1x4 or 2x4 wood purlins for attachment of metal roof coverings shall be a maximum of two (2) feet OC. Wood purlins shall be nailed with a minimum of two (2) deformed (i.e., spiral or ring shank) #16D nails into existing rafters at maximum of twenty-four (24) inches OC.
- 7) Roof decks shall be nailed in accordance with the engineered drawings but no less than six (6) inches OC maximum intermediate and edge, with minimum #8D irregular shank (i.e., ring shank or spiral) nails with full round heads. Staples are not permitted for fastening of the roof decking.
- 8) Roof deck seams shall be taped with a minimum four (4) inch peel and stick tape meeting ASTM D-1970 or entire roof deck covered and sealed with peel and stick underlayment meeting ASTM D-1970 or closed cell foam meeting ASTM D-1622 may be applied underneath to each side of framing member and sheathing seams to achieve a sealed roof deck. Other equal or greater methods may be approved by the Building Official.
- 9) Metal galvalume roof cover will be allowed over one (1) layer of shingles installed per manufacturer's installation instructions.
- 10) One (1) layer of additional shingles will be allowed over one (1) layer of existing three-tab (3-tab) shingles.

RE-ROOFING PERMIT – REQUIRED INSPECTION:

A final inspection is required for all re-roofing projects. Permits expire if an inspection is not scheduled within 180 days of issue or the last inspection. Expired permits must be reactivated (fees apply) or replaced with a new permit (new fees). Work without required permits or work after permit expiration is subject to Stop Work Orders and penalty fees of \$150.00 per day.

VIRTUAL INSPECTION – REQUIRED PHOTOS:

Each photo must include the permit number and project address. The placard, a printed permit copy, or a handwritten label may be shown in the photo. Photos must show:

- Deck nailing with tape measure showing nail spacing
- Deck seam tape
- Synthetic underlayment OR ice and water/peel-and-stick underlayment (no seam tape required)
- Drip edge
- Shingles - nailing pattern showing six (6) nails per shingle
- Any flashing used
- Finished roof photos

HOW TO SCHEDULE VIRTUAL INSPECTIONS AND UPLOAD PHOTOS:

- Login to the CitizenServe Portal at www.BaldwinCountyAL.gov/CSP.
- Click "View My Requests: Applications & Permits".
- Make sure "View My Bldg Dept" is chosen in the drop-down menu.
- Click the "All" tab and select the correct permit number.
- Click "Request an Inspection".
- Choose "Re-Roof Inspection" and select the desired date
- Click "Select File" and choose the photos to upload.

Note: You may upload multiple files at once or use "Select Files" again to add more.

- Add any applicable notes or info you want the inspector to read.
- Then, click "Submit".

INSPECTION NOTES:

- In-person inspections may be requested instead of virtual.
- Permit holder is responsible for notifying the Building Department when the project is ready.
- Contractors must inform occupants of inspection dates.
- Same-day inspections are not available. Requests must be submitted by midnight the day before.
- AM/PM time frames cannot be guaranteed.
- Ensure the project is ready on the scheduled day. Re-inspection fees apply if not ready: \$50 (1st), \$100 (2nd), \$150 (3rd and each additional).
- Inspection Report will be sent via email with results after the inspection is complete.

ADDITIONAL INFORMATION:

- Inspections verify compliance with the minimum standards of the applicable adopted building codes. Adopted codes are available on the Building Department website.
- The Building Department does not provide verification for certification programs.
- Certification-related inspections must be performed by third-party inspectors in accordance with the program certification requirements (ex. Fortified Roof).