



City of Oak Grove, Missouri
Building Department
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Building Official:
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The City of Oak Grove supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property. We look forward to helping you.



OAK GROVE
MISSOURI

RESIDENTIAL ROOF REPLACEMENT GUIDE

CITY OF OAK GROVE MISSOURI

Purpose: The purpose of this guideline is to summarize the responses to most of the common questions received from homeowners, roofing contractors, and insurance companies regarding Oak Grove's requirements for roof replacement's with asphalt shingles on residential structures with sloped roofs. It is not intended to be a complete list of all code requirements. Below are some general responses to frequently asked questions:

Applicable Code: 2018 International Residential Code (IRC) with amendments

Application: One- and two-family dwellings and townhouses.

Permit Requirement: A permit for replacing roofing is required; however, all work must meet the requirements of the adopted code.

General Requirements: All roof replacements are required to be completed per the code noted above. IRC Chapter 9 and amendments found in City Municipal code provides the requirements.

Manufacturer's Installation Instructions: All products are required to meet the manufacturer's installation instructions for that product, which may include roof deck, roof slope, underlayment, roof covering materials used, flashing, application, attachment, and ventilation.

Removal of Roofing Material: All existing layers of roof coverings must be remove down to the sheathing before replacement. Exemption: Section R908.1 of City Municipal code.

Sheathing: Asphalt shingles are required to be fastened to solidly sheathed decks (R905.2.1). Wood structural panel sheathing of the thicknesses and spans allowed under the building code in effect when the sheathing was installed is considered a proper base for roof installations provided the sheathing is not deteriorated, warped, cracked, or delaminated between supports. Similarly, existing wood sheathing boards having 1/2" spacing or less between boards, or sheathing boards having greater spacing or gaps overlaid with a minimum 3/8" thick panel sheathing product, will generally be considered a suitable alternative base for asphalt shingle roofing.

Underlayment: Underlayment (commonly 15 lb. felt) is required (R905.2.3 and R905.1.1). Underlayment in accordance with the current code must be provided as part of the roof replacement even though underlayment may not be under the removed roof covering. Code requires two layers of underlayment for roof slopes from 2:12 up to 4:12, and one layer of underlayment for roof slopes of 4:12 and greater to be installed under the new asphalt shingles. Asphalt shingles are not permitted on roof slopes less than 2:12. When only portions of an existing roof covering needs to be repaired the repairs can match existing conditions, if 10% or less of the total sqft of the roof.

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Ice and Water Shield: Ice and water shield (R905.2.7) is required per Table R301.2(1) as completed and adopted by the City.

Open Valleys: Open valleys shall be lined with corrosion resistant metal 24" wide, two layers of mineral surface roll roofing, or self-adhering polymer modified bitumen underlayment (R905.2.8.2).

Closed Valleys: Closed valleys shall be lined with one layer of 36" wide smooth roll roofing complying with ASTM D 6380 or self-adhering polymer modified bitumen underlayment (R905.2.8.2).

Sidewall Flashing: Sidewall flashing shall be step flashing in (R905.2.8.3).

Drip Edge: (R905.2.8.5) Drip edge shall be provided at eaves and rake edges of shingle roofs. Drip edges shall extend not less than 1/4 inch below the roof sheathing. Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

Existing Roof Ventilation: Attics should have ventilation to allow heat and moisture to escape the attic space. Any existing ventilation of the attic space, such as by ridge vents, must not be restricted, reduced, or eliminated by the roof installation. It is not permissible under the code to make a complying situation non-complying or to make a non-complying situation more non-complying. Some existing homes may not have adequate ventilation to meet new construction requirements (R806).

Addition of Ventilation: While adding ventilation is not required by code, it may be required by the manufacturer's installation instructions. Buildup of heat and moisture can affect the structure negatively. For new construction, the following options can be used to provide adequate ventilation:

- 1 square foot of ventilation opening per 150 square feet of attic
- 1 square foot of ventilation opening per 300 square feet of attic where at least 40%, and not more than 50%, of the ventilation is provided in the upper portion of the space at least 3 feet above eave or cornice vents, and the remainder of the ventilation is provided by eave or cornice vents

Bathroom Ventilation in attics: Some existing homes may also have bathroom exhaust ducts that discharge to the attic rather than to the outdoors. The International Property Maintenance Code, which establishes minimum standards for existing structures, requires air exhausted by a mechanical ventilation system from a bathroom to discharge to the outdoors.



January 01, 2025

To Whom It May Concern:

The City of Oak Grove, Missouri has adopted the family of the 2018 International Codes Council's construction codes. **Section 1511.1** of the IBC and **Section 908.1** of the IRC have been amended in our Code to state that repairing a roof can be made to any roof when the area to be repaired is Ten percent (10%) of the roof or less and may be re-roofed. That is the only time re-roofing is allowed. Any roof damage that is over Ten percent (10%) of the entire roof, the existing roof covering must first be removed before installation of a new roof covering.

Section 105.2 of the 2018 IBC and **Section 105.2** of the 2018 IRC state that a roof permit is required for accessory buildings that are larger than One Hundred-twenty (120) square ft and larger. Therefore, the Municipal Code regulates the construction of said structures as well.

If you have any questions, please feel free to contact me.

Thank you,

Justin Petray, CBO
Building Official
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816-690-3773 Ext. 1007



January 01, 2025

To whom it may concern,

On December 16th 2024, the Board of Aldermen approved an amendment to the adopted 2018 International Residential Code. The amendment was made to **Table 301.2(1) Climatic and Geographic Design Criteria**. Ice Shield Underlayment Required. It is also required by **Section R905.2.7** of the 2018 International Residential Code and **Section 1507.2.7** of the International Building Code.

Thank you and if you have any questions, please feel free to contact me.

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