

## ST. LOUIS COUNTY REQUIREMENTS FOR RE-ROOFING PERMITS

### Figuring Out the Jurisdiction of Your Project

1. From the project's street address and the Real Estate Information site (<http://revenue.stlouisco.com/IAS/>), determine if the project is in St. Louis County or another County. If the address is not in our database, the project is outside St. Louis County. Stop and call that County to talk with them about their requirements.
2. Use the Real Estate Information site (<http://revenue.stlouisco.com/IAS/>) and the Municipal Contract Matrix (available under the "Construction and Permits" button at <http://www.stlouisco.com/pubworks>) to determine if the property is in a municipality that does not contract with the County for building code services. If so, stop and call that city hall to talk with them about their requirements.
3. If step 2 showed the project as being in unincorporated St. Louis County or in one of the municipalities contracting for building code services, then continue on below

Determining if a Permit is Required for Reroofing - Go to the Public Works handout on re-roofing. You will need to know the existing and proposed roof membrane material and the pitch of the roof.

If No Permit is Needed, Can I Do Whatever I Decide? No, Section R105.2 of the IRC and Section 105.2 of the IBC require you to follow the code even when no permit is required.

### The Different Types of Roofing Membranes:

asphalt shingles  
clay and concrete tile  
metal shingles  
mineral surface roll roofing  
slate  
wood shingles  
wood shakes  
built up roofs  
metal roof panels  
modified bitumen roofing  
thermoset single ply roofing  
thermoplastic single ply roofing  
spray polyurethane foam roofing  
liquid applied coatings

### Common questions:

1. Number of layers allowed - total of two before tear off to the deck
2. Felt under asphalt shingles - one layer at 4:12 and greater, two layers at 2:12 up to 4:12
3. Fasteners – asphalt shingles require nails (not staples) that penetrate 3/4" into the sheathing (or through the sheathing, if it is less than 3/4" thick)
4. Ice and water shield - only if membrane manufacturer requires

5. Drip edge - required for asphalt shingles on both eaves and gables of an IBC building, only if asphalt shingle manufacturer requires on IRC buildings
6. Roof sheathing - repair/replacement of small areas of damage is okay as part of reroofing
7. Ventilation - maintain or improve what you have currently
8. Insulation - at least match what you have currently
9. Difference between repair and replacement - patching small area vs. entire new membrane

**CODE ENFORCEMENT BY SAINT LOUIS COUNTY  
MUNICIPALITY CONTRACT AGREEMENT - MATRIX**

Municipality Number	MUNICIPALITIES	BUILDING CODE	RESIDENTIAL CODE	EXISTING BUILDING CODE	MECHANICAL CODE	ELECTRICAL CODE	PLUMBING CODE	EXPLOSIVES CODE	PROPERTY MAINTENANCE CODE	RESIDENTIAL RE-OCCUPANCY PERMITS	FIRE SUPPRESS. SYSTEMS	ELEVATORS AND CONVEYING SYSTEMS	AMUSEMENT RIDES	PERIODIC INSPECT MECH. EQUIP.	LAND DISTURBANCE CODE	Municipality Number	MUNICIPALITIES	BUILDING CODE	RESIDENTIAL CODE	EXISTING BUILDING CODE	MECHANICAL CODE	ELECTRICAL CODE	PLUMBING CODE	EXPLOSIVES CODE	PROPERTY MAINTENANCE CODE	RESIDENTIAL RE-OCCUPANCY PERMITS	FIRE SUPPRESS SYSTEMS	ELEVATORS AND CONVEYING SYSTEMS	AMUSEMENT RIDES	PERIODIC INSPECT MECH. EQUIP	LAND DISTURBANCE CODE
093	BALLWIN															070	LAKESHIRE														
002	BELLA-VILLA															034	MACKENZIE (Village)														
088	BELLEFONTAINE NEIGHBORS															094	MANCHESTER														
003	BELLERIVE															035	MAPLEWOOD														
004	BEL NOR (Village)															037	MARLBOROUGH (Village)									D					
005	BEL RIDGE (Village)															104	MARYLAND HEIGHTS										9				
007	BERKELEY															081	MOLINE ACRES														
008	BEVERLY HILLS															039	NORMANDY														
103	BLACK JACK	5														040	NORTHWOODS														
084	BRECKENRIDGE HILLS															077	NORWOOD COURT(Town)														
009	BRENTWOOD															041	OAKLAND	2	2	2	2	2				2				2	
010	BRIDGETON															042	OLIVETTE														
012	CALVERTON PARK (Village)	4,5														043	OVERLAND														
102	CHAMP (Village)															044	PACIFIC														
013	CHARLACK								1						x	085	PAGEDALE														
105	CHESTERFIELD						*									045	PASADENA HILLS														
087	CLARKSON VALLEY															046	PASADENA PARK (Village)														
014	CLAYTON															048	PINE LAWN														
096	COOL VALLEY															049	RICHMOND HEIGHTS									9					
015	COUNTRY CLUB HILLS															089	RIVERVIEW (Village)														
079	COUNTRY LIFE ACRES (Village)															050	ROCK HILL	B	B	5											
069	CRESTWOOD															072	SAINT ANN														
082	CREVE COEUR				3					9						075															
016	CRYSTAL LAKE PARK															051	SAINT JOHN														
x	095	DELLWOOD														053	SHREWSBURY														
017	DES PERES															101	SUNSET HILLS														
073	EDMUNDSON	6,8,E														054	SYCAMORE HILLS (Village)														
019	ELLISVILLE															083	TOWN AND COUNTRY														
098	EUREKA				1	1	1A			1	1	1	1			055	TWIN OAKS (Village)														
021	FENTON	6	C	5												057	UNIVERSITY CITY														
022	FERGUSON															056	UPLANDS PARK (Village)														
023	FLORDELL HILLS															058	VALLEY PARK														
024	FLORISSANT															059	VELDA CITY														
025	FRONTENAC															060	VELDA VILLAGE HILLS														
027	GLEN ECHO PARK (Village)															061	VINITA PARK	E		E											
026	GLENDALE															062	VINITA TERRACE														
029	GRANTWOOD (Village)															063	WARSON WOODS	5		2.5											
086	GREENDALE															064	WEBSTER GROVES														
106	GREEN PARK															078	WELLSTON														
076	HANLEY HILLS (Village)															097	WESTWOOD (Village)														
080	HAZELWOOD															065	WILBUR PARK (Village)														
068	HILLSDALE (Village)															107	WILDWOOD														
030	HUNTLEIGH															066	WINCHESTER														
031	JENNINGS															067	WOODSON TERRACE	E		E											
074	KINLOCH																														
032	KIRKWOOD					1																									
033	LADUE																														

**EXCLUSIONS / MODIFICATIONS**

# Indicates code-requirements enforced  
# Indicates EXCLUSIONS / MODIFICATIONS as applied by municipality

**ALPHABETICAL JUNE 25, 2014**

\* Requires Municipal Zoning Approval for Lawn Irrigation Backflow Devices.

- 1) Commercial, Multi-Family, and Townhouses Only, Excludes Detached 1 & 2 Family Dwellings
  - 2) Commercial & Multi-Family Only, Excludes 1 & 2 Family Dwellings and Townhouses
  - 3) Commercial & Multi-Family Only, Excludes Work Within Dwelling Units
  - 4) Commercial Multifamily & New 1 & 2 Family Dwellings and Townhouses Only (Excludes Existing 1 & 2 and Townhouses)
  - 5) Exclude Signs
  - 6) Exclude Parking Lots
  - 7) Exclude Temporary Structures
  - 8) Exclude Evaluating Unfit/Dangerous Structures; and Demolition of any Structure
  - 9) Fire suppression systems for cooking exhaust hoods, paint spray and dipping rooms and booths, and systems for exhaust of hazardous vapors Only
- A) Includes permits for Residential Backflow Prevention Devices  
 B) Exclude non-habitable residential structures under 400 square feet and signs.  
 C) Includes City of Fenton Residential Fire Code  
 D) Structures and Property at 1 & 2 Family Dwellings and Townhouses Only  
 E) Exclude Re-Occupancy Permits for Commercial properties

## **RE-ROOFING PERMITS**

The 2009 International Building Code as adopted and amended by St. Louis County (Section 1510 of the adopting ordinance) requires a building permit for recovering or replacement of roof covering systems. This guideline is only applicable to the unincorporated areas of St. Louis County and to municipalities that contract with St. Louis County for building code enforcement services. The contract matrix identifying the municipalities that contract with St. Louis County for building code enforcement services may be found on the web site [www.stlouisco.com](http://www.stlouisco.com) or a copy may be obtained by calling 314-615-5184.

Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2009 International Building Code.

Exception: Re-roofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide positive roof drainage.

The applicant shall submit four sets of plans/specifications sealed by a Missouri Registered Architect or Engineer addressing the roof covering system.

The following information may be applicable to the project:

- The maximum number of roof coverings permitted without removal is two.
- Missouri Architect or Engineer's seals are not required on plans/specifications for roof covering systems on a single-family dwelling or townhouses as long as the new roof covering system is the same as the roof covering system being covered or replaced.
- Recovering/replacing a roof covering with the same type of roof covering on a roof pitch of ¼:12 or greater but less than 4:12 requires a building permit, but does not require plans/specifications sealed by a Missouri Registered Architect or Engineer.
- A building permit shall not be required if recovering/replacing a roof covering with the same type of roof covering on a roof pitch of 4:12 or greater.
- Recovering/replacing a roof covering with a different type of roof covering on all pitches requires a building permit and plans/specifications sealed by a Missouri Registered Architect or Engineer.
- Structural calculations prepared and sealed by a Missouri Professional Engineer are required when the re-roofing results in a 5% or more increase of force in any of the roof structure supporting elements, unless the increased force on the structural elements is still in compliance with the code for new structures. Calculations, if required, shall include verification of the prevention of ponding instability.
- Zoning approval is not required in unincorporated St. Louis County. Necessity of zoning approval should be verified with the zoning official within municipalities.

Please refer to page 2 of 2 of this handout for a flow chart that summarizes the information on this page.

# WHEN IS A BUILDING PERMIT REQUIRED FOR RE-ROOFING

