

Roofing FAQs for roofs of 1 and 2 Family dwellings, three stories or less in height from grade

1. Do I need a permit?

- Only if you are replacing 100% of the decking of the addressed structure. For duplexes, that would mean the entire roof over one of the two residences or both roofs.

2. What building code does my roof have to meet?

- All roofs must be maintained to the building code that was in place at the time it was installed. Once it must be replaced, it must then be brought up to the current standards of the most recently adopted editions of the IRC (International Residential Code) and IECC (International Energy Conservation Code) with City of The Colony amendments. The amendments are in our City Ordinance available through the City Secretary's portion of our website.

3. What is our current building code?

- Residential Roofing requirements for roofs of 1 and 2 Family dwellings, three stories or less in height from grade, are from the 2012 IRC and 2015 IECC.
 - Sheathing thicknesses and installation methods (commonly referred to as decking)- Chapter 5
 - Table 503.2.1.1(1)
 - Framing- Chapter 8
 - Roofing materials- Chapter 9
 - Ice Barrier requirement and design data; Table 302.1(1) as adopted:

| GROUND SNOW LOAD | WIND DESIGN | | SEISMIC DESIGN CATEGORY ^f | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP ^e | ICE BARRIER UNDER-LAYMENT REQUIRED ^h | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|----------------------|---------------------------------|----------------------------------|--------------------------------------|-------------------------|-------------------------------|----------------------|---------------------------------|---|----------------------------|---------------------------------|-------------------------------|
| | Speed ^d (mph) | Topographic Effects ^k | | Weathering ^a | Frost line depth ^b | Termite ^c | | | | | |
| 5 lb/ft ² | 90 (3-sec-gust)/76 fastest mile | No | A | moderate | 6" | very heavy | 22°F | No | local code | 150 | 64.9°F |

4. When does the sheathing need to be replaced?

- Obvious damage
- Professional Engineer registered with the Texas Board of Professional Engineers has accessed the materials and deemed them as needing to be replaced

5. Do I need to replace insulation on a cathedral ceiling if it is exposed while replacing the sheathing?

- Yes. Any insulation that is exposed during the replacement of sheathing that would not be otherwise accessible without taking down sheetrock or sheathing must be replaced with current-code compliant insulation.