



Village of Elburn
Building & Zoning

112 N. Main Street
Elburn, IL 60119
(630) 365-5061
Fax: (630) 365-9893
www.elburn.il.us

General Requirements for Reroofing (Residential):

Inspections Required:

1. Final

The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

Proper roof ventilation shall be achieved on all reroofing projects.

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions exist:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Flashings shall be installed in accordance with approved manufacturer's installation instructions; at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings. Where flashing is made of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch.

In cases of "tear-offs", an ice barrier that consists of at least two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet (see enclosed illustration) is required. Such material shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least twenty-four inches (24") inside the exterior wall line. It is also recommended that this same material be used in all valleys.

Example of
ice damming

