



655 Village Hall Drive

Cary, IL 60013

847.639.11

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COMMUNITY DEVELOPMENT DEPARTMENT

RE-ROOF

Permit Information:

- Submit:
 - Permit application including the estimated cost of construction
 - Copy of the contract between the homeowner and the contractor.
 - Copy of State of Illinois roofing license
- Once submitted, Village staff reviews the documents for compliance with Village codes and ordinance.
- The Village will contact you when the permit is ready for pickup.
- The Village only accepts cash or check for payment.

Construction Requirements:

- The ice and water shield shall start at the roof eave's edge and extend to a point at least 24" horizontally past the inside face of exterior wall.
- Install non-corrosive metal drip edge (or provide another method of protecting the wood at the edge of roof that is approved by the shingle manufacturer).
- Roof ventilation shall be provided. Total area of vents shall be 1/150 of the attic area. (Can be reduced to 1/300 if there are soffit vents).
- Provide roof static vents, ridge vents, or gable vents (and if necessary, soffit vents).
- Metal roofs are not allowed on 1 and 2 family dwellings unless approved by the Village Board.
- Dumpsters are only allowed on the driveway and shall not block the sidewalk.

Inspections:

- **2 days notice** is required when scheduling inspections.
 - Progress (ice and water shield, flashing)
 - Final



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ROOFING REQUIREMENTS

The Village of Cary has adopted the 2003 International Residential Code which requires ice and water shield, and a drip edge.

Drip Edge

R903.1 General. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's installation instructions such that the roof assembly shall serve to protect the building or structure.

Village of Cary enforcement: Install non-corrosive metal **drip edge** (or provide another method of protecting the wood at the edge of roof that is approved by the shingle manufacturer).

Ice/Water Shield - Eaves

R905.2.7.1 Ice Protection. In areas where the average daily temperature in January is 25°F (-4°C) or less or when Table R301.2(1) criteria so designates, an **ice barrier** that consists of at least two layers of underlayment cemented together or a self adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and shall extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

Ice/Water Shield - Valleys

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles. **Valley linings** of the following types shall be permitted:

1. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 24" wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral surface roll roofing, complying with ASTM D 249, shall be permitted. The bottom layer shall be 18" and the top layer a minimum of 36" wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 224 Type II or Type III and at least 36" wide or valley lining as described in Items 1 and 2 above shall be permitted. Specialty underlayment complying with ASTM D 1970 (a self-adhering polymer modified bitumen sheet) may be used in lieu of the lining material.

If you have questions on your project, please contact
the Community Development Department at 847-639-1100.



COMMUNITY DEVELOPMENT DEPARTMENT

R905.2.7.1 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

❖ Where ice dams may be formed along the eave because snow continually freezes and thaws or frozen slush backs up in gutters, the underlayment application in the area of the eaves must be modified to prevent ice dams from forcing water under the roofing, which could damage ceilings, walls and insulation [see Commentary Figure R905.2.7.1(1)]. Two layers of underlayment should be cemented together with asphalt cement from the lowest edge of the roof and continue up the roof to a point that is at least 24 inches (610 mm) inside the interior wall line of the building as shown in Commentary Figure R905.2.7.1(2). The environment within the envelope of the building provides adequate warmth to prevent ice dams from forming above the heated space; therefore, the two layers of cemented underlayment are permitted to terminate 24 inches (610 mm) inside the interior wall line of the building. The local jurisdiction is responsible for determining whether the ice barrier is required based on weather records, and it must so indicate in Table R301.2(1). An exception to this section exempts accessory buildings from such restrictions because they are unheated structures where the need for protection against ice dams is unnecessary. The same exception is found in Sections R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1, and R905.8.3.1.

