

TECHNICAL CODE ADVISORY
ROOF COVERING
OCTOBER 20, 2000

Dear Homebuilders, Material Suppliers and Home Improvement Centers, Roofing Contractors:

Over the past several years the City has received an increasing number of complaints from homeowners regarding wind related damage of roof coverings. This resulted in the City carefully reviewing the Uniform Building Code Chapter 15, Roof Covering, and related code sections relevant to wind load. What we found was the code requires installed roof covering to resist exposure to a wind load of 90 mph and maintain installation integrity, the same as for other structural and non-structural building elements. Field observations found that the majority of damage was occurring to 20-year 3-tab composition shingles. The damage was a “tearing” of the shingle at the point of connection. Extensive damage or loss of roof covering was not observed.

Given the requirements of the code the City considered enforcing strict compliance of the wind load resistance requirements of the code. The City conducted a meeting, in cooperation with the Clark County Homebuilders Association that included representation by roofing contractors, homebuilders, material suppliers and roofing manufacturers. The suppliers reported that there are several companies that produce a 3-tab shingle that is tested and listed for resistance to a 90 mph wind exposure but the products are unaffordable for most homeowners. In addition, many other traditional roofing materials such as tile would be unable to meet the resistance to wind requirements. The suppliers suggested that the City consider identifying the minimum acceptable composition roof shingle to be a 25-year life product. These products are being produced to a new ASTM standard and provide excellent resistance to “tearing” when exposed to high winds when properly applied and there is a minimal increase in cost to the homeowner over the 20-year life shingle. The suppliers further suggested that the City identify January 1, 2001 as the date to implement the new requirements, allowing manufacturers and suppliers the opportunity to deplete current stock. The City agreed that this was a reasonable approach meeting the intent of the code.

Therefore, under the provisions of the Uniform Administrative Code, Section 105, the City of Vancouver beginning January 1, 2001 will require that all new and replacement composition roof shingle installations must be a minimum 25-year life shingle manufactured to ASTM 3462 and installed per the manufacturer’s installation specifications.

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Roof Covering Requirements

If you have questions regarding roof covering code requirements, please feel free to call upon a City Building Inspector or Plans Examiner for further information. Our office is located at 1313 Main Street, 3^rd floor, Vancouver, Washington. Office hours are Monday through Friday 8 AM to 5 PM. You may also telephone use at (360) 696-8105.

Thank you for your cooperation and the opportunity to work with you as together we construct and maintain quality structures.

Sincerely,

Cindy L. Peterson
Building Official