

ELBERT COUNTY BUILDING DEPARTMENT POLICY 17-02

APPROVAL OF BUILDING DEPARTMENT POLICY REGARDING RE-ROOF PERMITS

**WHEREAS**, on May 17, 2006, Elbert County adopted the 2006 International Residential Code (IRC) and International Building Code (IBC).

**WHEREAS**, in Section 104R and 104 respectively, both the IRC and the IBC allow for the Building Official to adopt policies and procedures in order to clarify the application of its provisions.

**WHEREAS**, it has long been the policy of Elbert County to require a complete re-roof of a structure if the repairs required exceed "five (5) squares" or five-hundred (500) square feet; and

**WHEREAS**, because of the vast difference in sizes of the roofs throughout Elbert County, the "five (5) square" policy was found to be excessive; and

**WHEREAS**, a percentage of roof damage requiring repair is a more accurate function for determining when total roof replacement shall be required.

**NOW, THEREFORE, THE BUILDING OFFICIAL ADOPTS THE FOLLOWING POLICY:**

- a. *"Should any roof damage and repair reach or exceed twenty-five percent (25%) of an entire roof slope then the entire roof slope including any and all structural additions (Ex: dormers, porch cover) on that roof slope shall be completely replaced in accordance with adopted code. A roof may not contain dissimilar types of roof covering, to ensure that the roof retains uniformity. Should any roof damage and repair be one (1) square (one hundred square feet) or less a permit shall not be required. This policy shall pertain to any roof repair, regardless of roof type (material) or occupancy type (commercial, residential, assembly, etc.)"*
- b. The implementation of the newly adopted Building Department policy pertaining to re-roof permits and repairs is effective August 1, 2017.

  
CHRIS KELLEY, CERTIFIED BUILDING OFFICIAL

