

**Planning Commission Policy**  
**REROOFING FOR SINGLE-FAMILY DWELLINGS**

---

Subject: Reroofing permits for single-family detached dwelling units

Policy No.: P-2-2000

Date of Planning Commission Approval: March 7, 2000 (1<sup>st</sup> Amendment on January 21, 2016, 2<sup>nd</sup> Amendment on December 5, 2019)

Purpose of Policy:

To develop a set of reroofing criteria to help appropriate and acceptable design for property improvements for single-family detached dwelling units when reviewing reroofing permits

POLICY: Requests to re-roof a single-family detached dwelling unit shall be subject to the following criteria:

- A. Dwelling Units Originally Approved as part of a Single Family/Planned Development (R-1/PD) District or Homeowners Association shall be subject to the roofing prototype or originally approved roof material/color on file for the development. The Dolphin Bay and Greenport developments shall be treated as if they were zoned R-1, because they do not have a homeowners' association.
- B. Dwelling Units Located Within an R-1 District: Proposed materials and colors for reroofing requests must be compatible with the basic architectural character and style of the house and the surrounding neighborhood. Colors that are not listed as approved are not permitted. Requests for reroofing homes shall be subject to the following:

**1) Pitched Roofs**

- a) Thickness: 5.5 mm minimum measured at the two/three ply laminate section or Architectural or High Definition Shingles or Shakes
- b) Materials:
- Composition shingle
  - Fiber cement tiles
  - Cement/Concrete tiles
  - Wood shake or shingle treated with fire retardant or Class C rating
  - Clay tiles
  - Slate
  - Standing seam metal with/without solar collector film (if approved by the Planning Commission)
  - Metal tiles

- Metal shake
- Metal shingle (smooth or stamped)
- Building Integrated Photovoltaics (BIPV)
- c) Colors:
  - Grey (all shades)
  - Black
  - Brown (all shades)
  - Blends (consistent with the above colors)
  - If tile is being used:
    - Dark red-orange-brown blend (earth-tone)

**2) Low-Pitch Roof (less than 2:12)**

- a) Material
  - Composition/Mineral capsheet
- b) Colors
  - Grey (all shades)
  - Brown (all shades)
  - Black
  - Blends (consistent with the above colors)
  - Building Integrated Photovoltaics (BIPV)

**3) Flat Roofs (zero pitch, not visible from street)**

- a) Materials
  - Tar and gravel
  - Modified Bitumen
  - Membrane (IB Roof Systems, Duro-Last, Thermoplastic polyolefin (TPO))
  - Foam (if foam is uniform in thickness and has a smooth transition towards roof edges and sloped portions of the roof)
  - Composition/mineral capsheet
  - Building Integrated Photovoltaics (BIPV)
- b) Colors
  - White
  - Grey (all shades)
  - Brown (all shades)

**C. Permit Requirements**

Requests for reroofing require a permit from the Building Inspection Division. Reroofing permits shall be reviewed and initialed by a planner to ensure that the material and color is acceptable for the subject house per the adopted reroofing policy.

**D. Conditions**

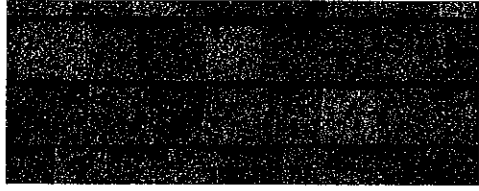
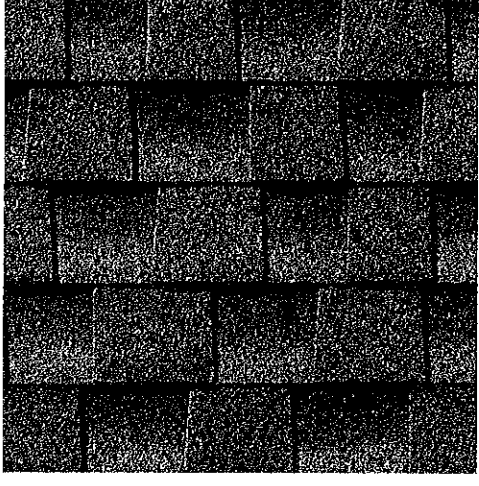
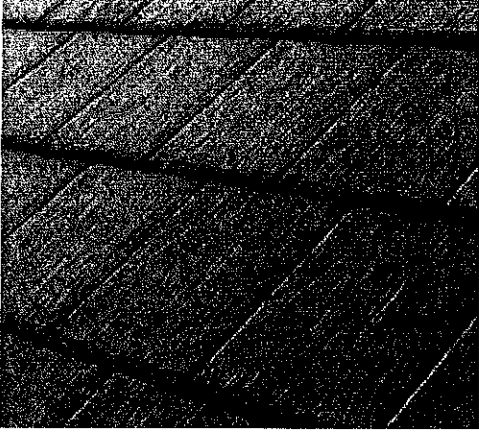
- a) All reroofing materials shall be a minimum of 5.5 mm in thickness measured at the 2-ply laminate sections or Architectural or High Definition Shingles or Shakes. Thickness will be measured by Building Inspectors at the job site during the sheathing nailing inspection (or in the case of an overlay, call for an inspection prior to installation).
- b) All vents, gutters, downspouts, flashings, electrical conduits, metal surfaces etc., shall be painted to match the color of the adjacent surface.
- c) All asphalt composition shingle roof replacements shall have a heavy dimensional ridge treatment.

**E. Attachments**

Materials Glossary

**Attachment 1: Material Glossary**

**Pitched Roofs**

<b>Material and Description</b>	<b>Photograph</b>
<p><b>Composition Shingle</b></p> <p>A fiberglass reinforcing mat coated with asphalt and mineral fillers</p>	 A close-up photograph of a composition shingle, showing a dark, granular surface with a repeating pattern of small, rectangular units.
<p><b>Architectural or High Definition Shingles or Shake</b></p> <p>High-quality dimensional appearance such an enhanced shadow effect that create a "wood-shake look."</p>	 A photograph of architectural or high definition shingles, showing a dark, granular surface with a repeating pattern of larger, rectangular units, creating a "wood-shake look" with enhanced shadows.
<p><b>Slate</b></p> <p>Natural stone</p>	 A photograph of slate, showing a dark, granular surface with a repeating pattern of larger, rectangular units, creating a "wood-shake look" with enhanced shadows.

**Wood Shake or Shingle**

A basic wood shingle that is made from split logs



**Cement / Concrete Tiles**  
(high barrel, medium, or flat)

Manufactured with sand, cement, and water








High Barrel



Medium Profile



Flat

<p><b>Fiber Cement Tiles</b></p> <p>Manufactured with cement, sand, natural and synthetic fibers, pigment and additives.</p>	
<p><b>Standing Seam Metal with or without solar collector film</b> (review required by the Planning Commission)</p> <p>Continuous metal panels down the length of the roof. Standing seam metal roofs are allowed only if solar collector film is added.</p>	
<p><b>Clay Tile</b></p> <p>Molded and fired clay</p>	
<p><b>Metal Shingle, Shake or Tile</b> Stone coated steel</p> <p>Metal Shingle – mimics architectural shingles</p>          <p>Metal Shake – mimics cedar shake</p>	 



Metal Tile (high barrel, medium, or flat)  
– mimics clay tile



Smooth or Stamped Steel shingles –  
mimics composition shingles



**Stone Coated Metal Panel**

Manufactured using aluminum-zinc alloy  
coated steel and covered with ceramic  
coated stone granules and sealed with a  
coating



Stone Coated Shingle Panel - mimics  
architectural shingles



Stone Coated Shake Panel – mimics cedar  
shake



Stone Coated Tile Panel (high barrel,  
medium, or flat)  
– mimics clay tile

**Low Pitched Roofs (below 2:12)**

**Composition / Mineral Capsheet**

Rolled asphalt roofing consisting of fiberglass mats coated with mineral granules



**Flat Roofs (zero pitch, not visible from street)**

**Tar and Gravel**

Three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone



**Membrane Roofing System  
(Including modified bitumen, single ply PVC, Thermoplastic polyolefin (TPO), etc.)**

Made from synthetic rubber, thermoplastic



**Foam**

Closed-cell Sprayed Polyurethane Foam (SPF) composed of two liquid components - isocyanate and a resin (or polyol) - that are pumped from separate containers and mixed in the nozzle of a spray gun

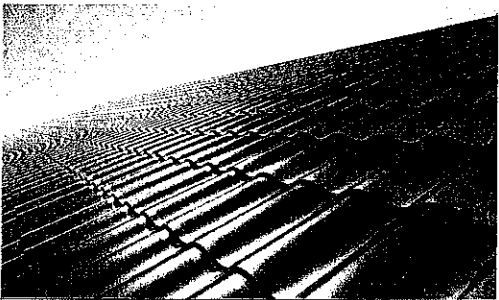
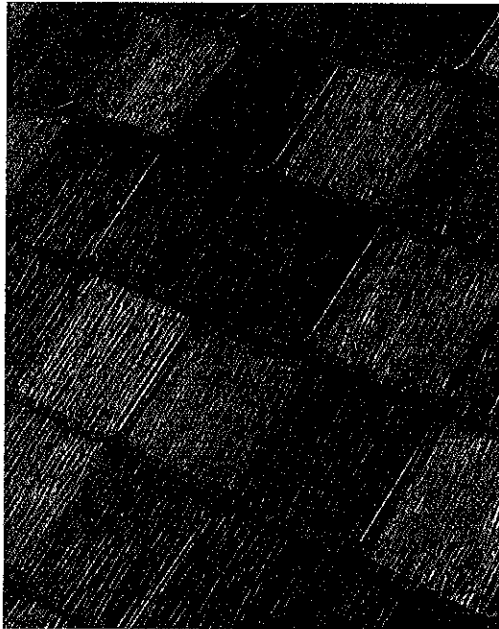
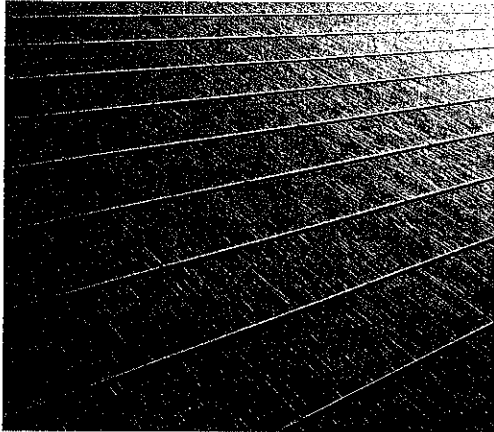




**Building Integrated Photovoltaics (BIPV)**

**Roof Integrated Photovoltaics  
Shingles/Shakes/Tiles**

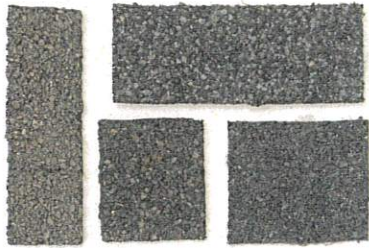
Laminated glass or other materials with  
integrated solar cells.



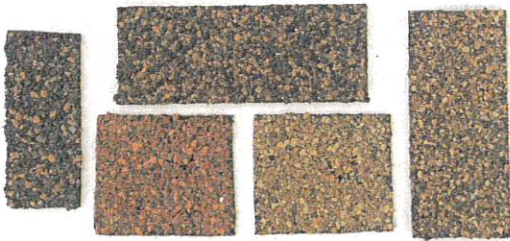
ROOFING MATERIALS – ACCEPTABLE



GREY



BLACK



BROWN



BLENDS



DARK

RED -

ORANGE -

BROWN

BLEND

(EARTHTONE)

ROOFING MATERIALS – UNACCEPTABLE

