



16600 Civic Center Dr,  
Bellflower, CA, 90706  
(562) 804-1424 x-2006  
[www.bellflower.org](http://www.bellflower.org)

# RESIDENTIAL RE-ROOF

## Handout #04

The information in this handout provides general guidelines for the City of Bellflower Residential Re-roof permitting process. To obtain complete information for your project, please contact our friendly staff in person or over the phone at **Planning (562) 804-1424 ext. 2225 or Building and Safety (562) 804-1424 ext. 2006, during business hours (Monday through Thursday from 8:00 a.m. to 5:30 p.m. and alternating Fridays from 8:00 a.m. to 4:30 p.m.).**

### What do I need if I would like to re-roof my residence?

Replacement or repair of more than 300 square feet of roofing material requires a permit from the Building Department to assure compliance with adopted City codes. In addition to a building permit, all changes in roofing materials (including color of material used) must be reviewed and approved by the City Planning Department. Residential re-roof permits are usually issued over the counter.

### Who can obtain a re-roof permit?

- A licensed C-39 (roofing) contractor, with proof of Workers' Compensation Insurance.
- A residential property owner (Owner/Builder), after the verification of ownership. If the homeowner obtains the permit and hires workers, state law requires the homeowner to obtain Workers' Compensation Insurance and to provide proof of this insurance prior to city inspection. In this instance, the homeowner is acting as the contractor and must comply with all state and federal taxing laws as required for "employees." Please consult with the City of Bellflower Building and Safety Division and the California State License Board at [www.cslb.ca.gov](http://www.cslb.ca.gov) regarding owner-builder permits and all required responsibilities, liabilities, and obligations.
- A licensed "B" contractor (general contractor), only when the roof is in conjunction with the multiple trade requirements of the California State License Board. The licensed "B" contractor may not take out a "Roof Only" single trade permit unless the contractor holds an additional C39 classification. The licensed B contractor is required to provide proof of Workers' Compensation Insurance.

### General requirements for most common re-roof projects:

- All work must comply with 2022 California Building Codes.
- Not more than 1 overlay of asphalt shingles may be applied over an existing asphalt shingle roof (maximum 2 layers of asphalt shingles total are allowed).
- Overlay is not allowed where existing roof OR roof covering is water soaked or has deteriorated to the point that existing roof OR roof covering is not adequate as a base for additional roofing.
- All roofing materials must be installed per the manufacturer's installation instructions.
- Class "B" or better roof covering is required for all re-roof projects.
- Minimum roof slope of 2:12 (two units vertical in twelve units horizontal) is required for installation of asphalt shingles.
- Two layers of underlayment shall be applied per code for roof slopes from 2:12 up to 4:12. For roof slopes 4:12 or greater, a single layer of underlayment shall be applied per code.
- Please see page 2 for additional information.

## **WHAT INSPECTIONS ARE REQUIRED FOR MY RE-ROOF?**

### **All reroofing requires a pre-inspection and a final inspection.**

A PRE-INSPECTION SHALL INCLUDE INSPECTION OF THE ROOF SHEATHING AND THE PROPOSED ROOF MATERIAL. Request inspection after the roof sheathing has been installed and new materials have been delivered to the jobsite.

1. If the new roof covering is being applied over an existing roof covering, the City building inspector must inspect the building to determine the number of existing roof coverings and the serviceability of the existing, exposed roof covering before the new roof covering is applied.
2. If one or more of the existing roof coverings are to be removed, but not all of the existing roof coverings the City building inspector must make an inspection to determine the number of remaining roof coverings and the serviceability of the remaining, exposed roof covering before the new roof covering is applied.
3. If the contractor is removing all the existing roof coverings, the City Building Inspector must make an inspection of the exposed wood base (spaced sheathing, sheathing, plywood sheathing, etc.) to determine the serviceability of the existing, exposed wood base before the new roof covering is applied.

**It shall be the duty of the applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection.**

**ANY PORTION OF THE ROOF COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.**

### **FINAL INSPECTION REQUIRED.**

The building permit will not be approved and final unless a final inspection has been made, and all noted deficiencies corrected. All work exceeding a \$1,000.00 valuation requires smoke alarms and carbon monoxide alarms be installed. The property owner shall provide access for inspection of required smoke and carbon monoxide alarms or shall provide a signed declaration that smoke alarms and carbon monoxide alarms are installed [California Health & Safety Code Section 13113.7(a)2]

## **WHEN ARE SMOKE AND CARBON MONOXIDE ALARMS REQUIRED?**

Smoke and Carbon Monoxide Alarms are required to be installed in residences for every construction project whenever a building permit is required (2022 California Residential Code Section R314.2.2).

Carbon Monoxide Alarms are required to be installed in every dwelling unit containing a fuel burning appliance, fireplace, or if the dwelling unit has an attached garage with access from the garage into the dwelling unit (2022 CRC R315.2.1).

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## **WHERE DO I INSTALL SMOKE ALARMS?**

- In each room used for sleeping purposes (usually bedroom).
- Outside of each separate sleeping area, in the immediate vicinity of bedrooms (usually hallway to bedrooms).
- In each story within a dwelling unit, including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- In dwellings, or dwelling units, with split levels and without an intervening door between the adjacent levels. A smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.
- Smoke Alarms shall be installed not less than 3 feet horizontally from the door opening of a bathroom that contains a bathtub or shower.

## **WHERE DO I INSTALL CARBON MONOXIDE ALARMS?**

- Outside of each separate sleeping area, in the immediate vicinity of bedrooms (usually hallway to bedrooms).
- On every occupied level of a dwelling unit, including basement.
- Where a fuel burning appliance is located within a bedroom or its attached bathroom, a Carbon Monoxide Alarm shall be installed within the bedroom (for example, a bedroom with a fireplace).

## **HARDWIRED OR BATTERY OPERATED?**

Every new construction project requires installation of hardwired alarms (alarms that receive their primary power from the building wiring) and alarms shall be interconnected (if one alarm goes off, the rest of the alarms will be triggered). Hardwired Smoke and Carbon Monoxide Alarms require battery backup, per 2022 California Building Codes and alarm manufacturers' specifications.

Smoke and Carbon Monoxide Alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations, remodels, or repairs, that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes, Or where no electrical work is being done. (2019 CRC R314.6, R315.5).