

Construction Industry Communication #17

From: Amit Ghosh, Chief Building Official
Re: Commercial Reroofing – Recovering or Replacement
Date: March 1, 2017

Requirements: Section C101.4.3 of the 2012 International Energy Conservation Code (IECC), effective January 1, 2017, requires alterations, renovations or repairs to an existing building, including reroofing of roof covering materials, conform to the provisions of the 2012 IECC as they relate to new construction.

As a result, the City of Columbus will require all commercial building reroofing projects, where the existing building has a modified bitumen, built-up or membrane roof covering and the existing insulation or roof deck is exposed, that insulation be provided as needed to obtain a minimum R-value of 25.

Memorandum: In order to ensure compliance with the Ohio Building Code Section 1510 (Reroofing) and the energy conservation requirements of the 2012 International Energy Conservation Code, when covering (recovering) or replacing commercial roofs, the following procedure will be enforced:

- Construction documents submitted must indicate the standard or code for which compliance is achieved and clearly indicate the type of insulation proposed with thickness and R-value stated;
- The installer must request an insulation inspection at the time the insulation is being installed but before all insulation is covered;
- Upon completion of the roof a final inspection must be requested. If the roof is inspected and a warranty is issued by the supplier, a copy of the warranty can be used as the final inspection.
- Ladders to be used by inspectors must meet OSHA requirements found in 29 CFR 1026.1052.

Inspections may be requested by calling 614-645-8235, faxing requests to 614-645-2433, or visiting our website at www.columbus.gov/bzs

For additional information on the submittal of drawings required, please contact the Chief Building Official at 614-645-7562. For additional information on the inspections required, please contact the Building Inspection Supervisor at 614-645-6371.