

Construction Industry Communication #17

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

Requirements: Section C501.2 of the 2021 International Energy Conservation Code (IECC), and Section 4.2.1 of the 2019 ASHRAE Standard 90.1, effective March 1, 2024, requires alterations, renovations or repairs to an existing building, including reroofing of roof covering materials, conform to the provisions of the 2021 IECC or 2019 ASHRAE 90.1 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 30.

Memorandum: In order to ensure compliance with the Ohio Building Code Section 1512 (Reroofing) and the energy conservation requirements of the 2021 IECC and 2019 ASHRAE 90.1, 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 to be performed by a City of Columbus Building inspector at the time the insulation is being installed and 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. A copy of the warranty can be provided on site at the time of the final inspection or sent to Structuralinfo@columbus.gov for review and approval. If approved, a copy will be added to the permit record and the permit will be closed. Ladders to be used by inspectors must meet OSHA requirements found in 29 CFR 1026.1052.

Applications for Commercial Reroofing can be made on-line through our Citizen Access Portal at www.columbus.gov/bzs

Inspections may be requested by calling 614-645-8235, or by 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.