



ROOFING



Construction Guidelines

Why should you obtain a building permit?

Your home is an investment. If your construction project doesn't comply with codes adopted by your community, the value of your investment may be effected. Property insurers may not cover work done without building permits and inspections. If you decide to sell and have done modifications to your home without the appropriate permits, you may be required to do costly repairs or alterations.

For more information on the benefits of building permits, visit the City of Merriam's website merriam.org or call the City's Community Development Department at 913-322-5520.



CITY OF MERRIAM, KANSAS
City Hall // 9001 W. 62nd St. // merriam.org
Community Development
ComDev@merriam.org // 913-322-5520





This information is provided to assist in communicating City of Merriam’s requirements for a building permit for the installation of a roof. This is not a complete list of requirements. The property owner is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

Permits

Installing (recovering, replacement, or repair) a roof requires a City of Merriam Building Permit.

To be eligible to obtain a building permit a roofing contractor must have a current Merriam Occupational License, Johnson County Contractor License (JCCL), and State of Kansas roofing contractor registration certificate.

Inspections

The City will make an effort to visually check the mid-phase stage of roofing. The City will perform a final inspection of the roof.

Materials

Only Class A, B, or C roof covering materials are allowed. Non-classified roofing isn’t allowed. All roof covering materials must be delivered in packages bearing manufacturer’s marks and approved testing agency labels. ICC ES reports may be required for some roofing systems.

Structural and Construction Loads

The structural roof components must be capable of supporting the roof covering system and the material and equipment loads.



Roof Covering

Where the application of a new roof covering over wood shingle roofs creates a combustible or concealed space, the entire existing surface must be covered with gypsum board, mineral fiber, glass fiber, or other approved materials that are securely fastened in place.

Recovering vs. Replacement

New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

- ▶ The existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering isn’t an adequate base for additional roofing.
- ▶ The existing roof covering is wood shake, slate, clay, cement, or asbestos-cement tile.
- ▶ The existing roof has two or more applications of any type of roof covering.

Reinstallation of Materials

Existing slate, clay, or cement tile that isn’t damaged, cracked, or broken may be reinstalled. Existing vent flashing, metal edging, drain outlets, collars, and metal counter flashings shall not be reinstalled where rusted, damaged, or deteriorated. Aggregate surfacing materials shall not be reinstalled.



Flashings

Flashing shall be constructed in accordance with approved manufacturer’s installation instruction. Metal flashings, which bituminous materials are to be adhered, shall be primed prior to installation.



Ice Barrier

An ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet must be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building, as required by the International Residential Code as adopted by the city.

