

Framing Inspection: Roofing Required Before Insulation

Revised 1/29/03

Subject

A watertight roof shall be installed on a building before the rough framing inspection is approved. In lieu of the finished roofing being installed the following applies:

1. Roof completely protected with approved ice dam material. This will only be allowed in cases where attic/joist space has proper ventilation.
2. Composition roofing in all cases shall be in place at frame inspection.
3. Tile roofing shall be loaded on the roof and the batten system in place. Tile roofing must be loaded at time of inspection.
4. Metal roofing need not be loaded but a complete battened roof or equal must be in place. A manufactures material approval is required to prove "equal".

The above protection methods shall be approved by the roof manufacturer or installer for exposure time. Under no circumstances shall the roof underlayment be exposed for more than sixty (60) days.

Insulation shall not be installed before protection is accepted by the Building Official. Protection shall be defined as a method to insure against wind and water damage.

Background

During the summer months, many contractors in the area have requested to fast track a project by installing insulation before the roofing material is in place. Ninety-nine percent of the time, the contractor is caught by a storm that causes water damage to the insulation. The problem then centers on how much insulation needs to be replaced. In all cases, the insulation is removed which can cause delays to the project and creates a problem for inspectors in the field with code verification.