



Why should you obtain a building permit?

Your home is an investment. If your construction project does not comply with codes adopted by your community, the value of your investment could be reduced. Property insurers may not cover work done without building permits and inspections. If you decided to sell your home that has modifications without a permit, you may be required to do costly repairs or alterations.

A property owner who can show that code requirements were strictly and consistently met with each construction project or major repair made to his/her property (as demonstrated by the City's building department's carefully maintained records) could have a strong ally if something happens to cause a potentially destructive and costly lawsuit.

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



CITY OF MERRIAM COMMUNITY DEVELOPMENT DEPT.

9001 W. 62nd St.
Merriam, Kansas 66202-2815
(913) 322-5520 • (913) 322-5505 fax
www.merriam.org • ComDev@merriam.org

RE-ROOFING



*Guidelines for construction
of residential roofs*





This information is being provided as a service to the community to assist in the proper construction of a residential roof. A building permit is required for all re-roofs.

Inspections

The city will make an effort to visually check the mid-phase stage of roofing.

Materials

Only Class A, B or C roof covering materials are allowed. Non-classified roofing is not allowed. All roof covering materials shall be delivered in packages bearing manufacturer's marks and approved testing agency labels. ICC ES reports may be required from some roofing systems.

Structural and Construction Loads

The structural roof components shall be capable supporting the roof covering system, and the material and equipment loads that will be encountered during installation of the roof covering system.

Re-covering vs. Replacement

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

- Where the existing roof covering is asphalt shingles.
- Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
- Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
- Where the existing roof has two or more applications of any type of roof covering.
- Merriam is in the area zone that is subject to moderate hail therefore one roofing layer is required.

Section R 907 2006 IRC

Roof Covering

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

Reinstallation of materials

Existing slate, clay or cement tile shall be permitted for reinstallation, except damaged, cracked or broken slate or tile which shall not 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.

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, shall 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 [Table R301.2\(1\) of the 2006 International Residential Code](#).

Flashings

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

