



Village of Round Lake Building Department

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www.eroundlake.com

ROOFING REGULATIONS

Scope

The information provided in this publication is based upon the building codes for reroofing as adopted by the Village of Round Lake. This guide covers the general requirements and is not intended to be a prescriptive publication. There may be other requirements or exceptions to the codes described below. It is the contractor's and ultimately the owner's responsibility to be aware of the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with the village codes. Failure to identify any aspect of the proposed design not in compliance with the village code does not relieve the owner of the obligation to achieve compliance.

Permits

Homeowners are responsible for obtaining a building permit for reroofing. A homeowner may authorize a contractor or agent to obtain the building permit.

Building permits for reroofing become invalid unless the work authorized by such permit is commenced within 180 days after it is issued, or if the work authorized by the permit is suspended or abandoned for a period of 180 days. A project is considered to be suspended or abandoned if no inspections have been conducted during a 180 day period. No change to the approved plans is authorized without prior written approval by the code official.

Application and Fees

A permit application is required and can be obtained on-line at www.eroundlake.com or at the Round Lake Village Hall. The permit fee is \$50 for residential roofs and \$75 for commercial roofs. Payment is due upon approval of the permit. If the roof is being installed by a contractor, the contractor must submit a copy of their certificate of liability insurance and roofing license. Staff will confirm the license and insurance status prior to permit approval.

Homeowners residing in a HOA are required to submit a letter of approval from the HOA.

Codes

All roofing shall be installed in accordance with the 2006 International Residential Codes referenced below. If manufacturer's specifications differ from these codes, a copy of those specifications must be submitted with the permit application.

1. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:
 - a. Where the existing roof or roof covering has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
 - b. Where the existing roof has two or more applications of any type of roof covering. (R907.3)
2. An ice barrier that consists of at least two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet (ice and water shield) 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. (See Figure 1) (R905.2.7.1)
3. Fasteners for asphalt shingles shall be a minimum 12 gauge shank with a minimum 3/8-inch diameter head, of a length to penetrate through the roofing materials and a minimum of 3/4 inch into the roof sheathing. (R905.2.5)

4. Shingles shall be secured to the roof with no less than four fasteners per strip shingle. (R905.2.6)
5. Valleys shall be lined metal at least 24 inches wide or one ply of smooth roofing at least 36 inches wide. (R905.2.8.2)

Inspections

The Building Department reserves the right to perform inspections during the installation process. A final inspection is required upon completion of the project. Please contact the Building Department at 847-546-0963 for all inspections. Property owners do not need to be present for the inspection, but are requested to assure safe entry to the site (i.e. gates unlocked and pets secured) for a proper inspection

Contractors & Insurance

Roofing contractors are required to submit their contact information, insurance and Illinois State roofing license to the Building Department. Please note that homeowners are permitted to re-shingle their own roofs, however contractors hired to perform any roofing or portion of roofing must do so under their own roofing license.

Permit application Checklist:

Submit to the Round Lake Building Department for review:

- Building permit application.
- Proposal from contractor, if work is done by a contractor.
- Contractor's certificate of liability insurance and license. Roofing license and insurance will be checked for status prior to permit approval.
- Homeowner Association approval, if applicable.

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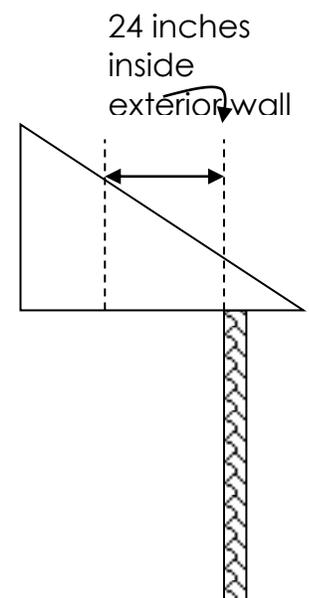


Figure 1