



NILES CHARTER TOWNSHIP  
DEPARTMENT OF BUILDING SAFETY  
NILES MICHIGAN

"BUILD SAFE = LIVE SAFE"

JEFFREY A. DUNLAP  
BUILDING OFFICIAL

*Code Interpretation*

DATE: April 24, 2008 (*Revised 10-13-2008*)

RE: **Roof Covering Permit Requirements for Existing Buildings.**

CODE(S): Michigan Rehabilitation Code for Existing Buildings (2006).

EFFECTIVE: August 1, 2008

**INTERPRETATION:** No application or notification to the code official is required for **ordinary repairs** to a structure which this office has opined to include the application of new roof **covering** materials [105.2.2]. Subject to the following:

1. The existing building and/or structure must be within the jurisdictional boundaries of, and subject to enforcement by Niles Charter Township.
2. The building/structure must have been, and will continue to be legally occupied for its intended purpose (NO change of occupancy classification).
3. The new roof covering material and application thereof must meet the provisions of the Michigan Building and/or Residential Codes, including referenced standards and codes.
4. NO structural rehabilitation will be performed, including repair(s) to roof sheathing/decking.
5. NO additional dead load increase greater than 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) will be imposed by the application of a second layer of roof covering.
6. NO increase to the structural elements by the additional dead load of more than 5 percent.
7. IF the roof (diaphragm) is considered a portion of the Main Wind Force-Resisting System (MWFRS) the structural requirements of Section 606 shall apply.



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*Code Excerpts*

Section 101.4: The Michigan Rehabilitation Code for Existing Buildings is applicable to the **repair and alteration** of all existing buildings.

Section 104.1: The code official has the authority to render interpretations of the code and to adopt policies and procedures in order to clarify the application of code provisions.

Section 105.2: Exemption from permit requirements of this code does not grant authority for any work to be done in any manner in violation of provisions of the code or any other laws or ordinances of Niles Charter Township.

Section 105.2.2: Application or notice to the code official is not required for ordinary repairs to a structure. SEE code section for complete language including repair restrictions.

Section 113.1: It is unlawful to repair or alter any building regulated by this code which is done in conflict with or in violation of any of the provisions of this code.

Section 401.1: Work performed on an existing building shall be classified in accordance with Chapter 4 of the Michigan Rehabilitation Code for Existing Buildings.

Section 402.1: Repairs include the **replacement** of damaged materials for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

Section 403.1: Level 1 alterations include the **removal and replacement** or the **covering of existing materials** using new materials that serve the same purpose.

Generally a re-roof (overlay) and a tear-off and shingle replacement will be considered an **Alteration – Level 1**.

Generally a replacement of damaged shingles on a portion (or portions) of a roof will be considered a **Repair**.

By:

Jeffrey A. Dunlap  
Building Official