



## **Roofing Requirements**

The following is a summary of Common Code Requirements for Roofs in the City of Leawood.

- **Applicable Codes** – 2012 International Residential Code with amendments and Leawood Development Ordinance.
- **Roofing Materials must be from the Approved Roofing List** – <http://www.leawood.org/commdev/pdf/roofinglist1.pdf>
- **Partial Replacement** – replacement roof coverings shall exactly match the existing roof coverings in brand, type, and color (wood shakes and wood shingles allowed to weather in). Where over 50% of the roof coverings are being replaced, complete replacement of all roof coverings is required – R907.7 as amended.
- **Ice Barrier Underlayment Required** – at the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building (sometimes 2 or 3 passes is required). Solid sheathing is required on that portion of the roof requiring the application of an ice barrier (wood shake and wood shingle roofs) – R905.2.7.1.
- **Cricket Required** – on the ridge side of any chimney or penetration more than 30 inches wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering – R903.2.2.
- **Kick-out Flashing** – base flashing at a vertical sidewall shall direct water away from the vertical sidewall onto the roof and/or into the gutter – R905.2.8.3.
- **Drip Edge** – a drip edge shall be provided at eaves and gables of shingle roofs – R905.2.8.5.
- **Existing Flashings** – Any existing flashings, edgings, outlets, vents, or similar devices that are part of the assembly shall be replaced when rusted, damaged or deteriorated – R907.5.
- **Mid-Phase Required** – An in progress inspection is required to confirm compliance. This includes new homes, additions, and re-roofs. Please schedule and confirm approval prior to completing to avoid penalties.

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**4-954A. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, ADDED, SECTION R907.7, PARTIAL REPLACEMENT.** Section R907.7 is hereby added to read as follows:

**R907.7 Partial Replacement.** Where only a portion of the existing roof coverings are being replaced, the replacement roof coverings shall be the exact brand and type, and shall exactly match the color of the existing roof coverings. Where over 50 % of the roof coverings are being replaced, complete replacement of all roof coverings is required.

**EXCEPTION:** Wood shakes and wood shingles installed in compliance with this code, and the Leawood Development Ordinance that are the exact brand, type, and original color of the existing wood shakes or wood shingles are permitted to be replaced in amounts less than 50%.

**4-937. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; TABLE R301.2(1). TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.** Table R301.2(1) shall be amended to read as follows:

- (a) Roof Snow Load: 20 pounds per square foot
- (b) Wind Speed: 90 miles per hour
- (c) Topographic effects: No
- (d) Seismic Design Category: A
- (e) Weathering: Severe
- (f) Frost Line Depth: 36 inches
- (g) Termite: Moderate to Heavy
- (h) Decay: Slight to Moderate
- (i) Winter Design Temperature: Six degrees Fahrenheit
- (j) Ice Barrier Underlayment Required: Yes
- (k) Flood Hazards: Latest adopted FIRM and FBFM documents.
- (l) Air Freezing Index: 1000
- (m) Mean Annual Temperature: 54.7 degrees Fahrenheit

**Section R905.2.7.1 – Ice Barrier.** In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), 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.

**Exception:** Detached accessory structures that contain no conditioned floor area.

**Section R903.2.2 – Crickets and saddles.** A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

**Exception:** Unit skylights installed in accordance with Section R308.6 and flashed in accordance with the manufacturer's instructions shall be permitted to be installed without a cricket or saddle.

**Section R905.2.8.3 – Sidewall flashing.** Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R706.6.3.

**Section R905.2.8.5 – Drip edge.** A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches. Drip edges shall extend a minimum of .25 inch below the roof sheathing and extend up the roof deck a minimum of 2 inches. Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.

**Section R907.5 – Reinstallation of materials.** Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Any existing flashings, edgings, outlets, vents or similar devices that are a part of the assembly shall be replaced when rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.