Roofing Requirements

Information on Roofing Regulations and Submittal Requirements to Obtain a Building Permit

DO I NEED A ROOFING PERMIT?

YES. A permit is required for roofing projects within the City of Leawood. This includes residential and commercial construction.

HOW DO I GET STARTED?

The following items are required at the time of application:

- The contractor must have a valid City of Leawood license; valid Johnson County Contractor License and be registered with the State of Kansas Roofing Registration Unit.

- A completed permit application. The application must note the type of roofing materials to be used. The materials must be approved prior to installation.

ALLOWABLE ROOFING MATERIALS

- Wood Shingles
- Wood Shakes
- Slate
- Clay Tile
- Concrete Tile
- Synthetic Slate
- Synthetic Shingles
- Stone Coated Steel Roofing
- Metal Roofing
- Laminated Composition Shingles
- SBS Modified Shingles

GENERAL REQUIREMENTS

Sheet metal valleys and flashings are required on Synthetic Slate, Synthetic Shingles, Stone Coated Steel Roofing, Metal Roofing, Laminated Composition Shingles, and SBS Modified Shingles.

New roofing materials are required to be placed on solid decking for Synthetic Slate, Synthetic Shingles, Stone Coated Steel Roofing, Metal Roofing, Laminated Composition Shingles, and SBS Modified Shingles. All existing roofing materials must be removed down to the stringer and/or 1x4's.

A minimum UL Class B fire rating is required for Synthetic Slate, Synthetic Shingles, Stone Coated Steel Roofing and Metal Roofing.

A minimum UL Class A fire rating is required for Laminated Composition Shingles and SBS Modified Shingles.

WOOD SHAKES AND SHINGLES

Wood shingles and shakes shall be a Number 1 or 2 grade. Wood shakes must be at least ½-inch thick measured at the butt.

SYNTHETIC SLATE

Must be within a similar color range of slate, clay tile or concrete tile and have a thickness of 3/16 inch measured at the exposed butt end of overlap, creating the shadow line or individual thickness of the ply of roofing material.

SYNTHETHIC SHINGLES

Must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes and have a thickness of ½-inch measured at the exposed butt end of overlap, creating the shadow line or individual thickness of the ply of roofing material. Synthetic shingles must be an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shakes.

STONE COATED STEEL ROOFING

Must have the appearance and color range of natural weathered cedar shingles, weathered

cedar shakes, clay tile or concrete tile and have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products. All existing roofing materials shall be removed down to the stringers and/or 1X4's unless placed over an existing wood roof using an approved fire resistive non-asphaltic fiberglass based underlayment.

METAL ROOFING

Must have the appearance and color range of natural weathered cedar shingles, weathered cedar shakes, clay tile or concrete tile and have a similar thickness to wood shingles, wood shakes or tile such that it produces a shadow line imitating these natural products.

LAMINATED COMPOSITION SHINGLES

Must be an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake or slate and have a minimum thickness of 3/16-inch measured at the exposed butt end of overlap, creating the shadow line or individual thickness of the ply of roofing material. Pre-formed ridge shingles must be used. Shingles must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes or slate. Shingles imitating slate must be cold gray in color or have a traditional mosaic pattern with the mix of colors being dominantly gray and a maximum of three colors within the mix. Black is not allowed as a color option. Shingles imitating slate must have a black shadow line on a minimum of three sides of the shingle with the shingle having an average ½" base shadow line, and a maximum ¼" side shadow line. Shingles imitating slate must be a minimum 2-ply shingle, must use a minimum of five (5) color blend granules, and be a minimum of 300 pounds per square.

SBS MODIFIED SHINGLES

Must be an architectural shingle with shadow lines and or relief imitating a wood shingle or wood shake and have a minimum thickness of 3/16 inch measured at the exposed butt end of the overlap, creating the shadow line or individual thickness of the ply or roofing material. Pre-formed ridge shingles must be used. Shingles must have the appearance and color range of natural weathered cedar shingles or weathered cedar shakes, use a minimum of five (5) color blend granules and be a minimum of 275 pounds per square.

FLAT ROOFS

Flat roofs, or roofs with a pitch of less than three (3) inches per foot, are permitted to be covered with all materials noted in this brochure. In addition, flat roofs may also be covered with metal, built-up asphalt, or single ply elastomeric membrane.

COMMERCIAL RE-ROOFS

Commercial re-roofing projects which involve re-roofing with the existing roofing materials can be issued on the same day as the permit application is received. Those commercial re-roofing projects which request to re-roof with a different material than what is existing will require approval of both the Planning Commission and the City Council.

APPROVED ROOFING LIST

For a complete list of approved roofing materials, please visit the City's website at http://www.leawood.org/roof/rooflist.asp. In addition, this list is available at City Hall.

INSPECTION REQUIREMENTS

New one and two family dwelling roofing inspections shall be conducted during the rough-in and final inspections.

Existing one and two family dwelling roofing inspections shall be requested by the permit holder for an in-process inspection.

Commercial re-roofing inspections shall be requested by the permit holder for an in-process inspection.

FOR MORE INFORMATION

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