

City of Crystal Lake

Community Development Department

100 W. Woodstock Street
Crystal Lake, IL 60014
www.crystallake.org



Phone (815) 356-3605
Fax (815) 479-1647
building@crystallake.org

RESIDENTIAL ROOFING

Please provide the following information when applying for a permit:

- [Building permit application](#). Applications are available at City Hall or online at the City's website, www.crystallake.org.
- A copy of current State Roofer's License (if applicable).
- A copy of the contract or proposal (if applicable).

Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections are needed for roofing:

- Progress Inspection (after ice and water protection has been installed)
- Final inspection

Please provide the following when requesting an inspection:

- Inspection type
- Address
- Date and time frame (am or pm)
- Permit number
- Name and telephone number of homeowner/contractor requesting an inspection

Residential re-roofing Installation Requirements

- Ice and water protection is required in all valleys
- Ice and water barrier shall be a minimum of 72 inches wide or extend from the lowest edges of all roof surfaces to a point not less than 24 inches inside the exterior wall line of the building whichever is greater.
Exception: Ice and water protection is not required on detached accessory structures which are not heated.
- Asphalt shingles may not be installed on roof surfaces with a slope of less than 2:12.
- Double underlayment is required where the roof pitch is between a 2:12 and a 4:12 pitch.
- Drip edge flashing is required per manufacturer's written instructions.
- All flashings shall be corrosion-resistant metal with a minimum thickness of .019 inches.
- Aluminum, copper, zinc, zinc coated, or other approved corrosion-resistant nails shall be used in accordance with the recommended nailing schedule or manufacturer's written instructions.
- Roof ventilation must be in full compliance.
- All roofing materials must be installed according to manufacturer's specifications.

Recovering vs. Replacement

- New roof coverings must not be installed without first removing existing roof coverings where any of the following conditions occur:
 - Existing 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 a wood shake, slate, clay, cement or asbestos-cement tile. Asbestos must be removed according to *EPA/IEPA* specifications.
 - Where the existing roof has two or more applications of any type of roof covering unless designed by an Architect or Structural Engineer.
- Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system that do not rely on existing roofs and roof coverings for support, do not require the removal of existing roof coverings.
- Metal panel, metal shingle, and concrete and clay tile roof coverings may be installed over existing wood shake roofs when applied in accordance with the Code.

Reinstallation of Materials

- Existing slate, clay, or cement tile is permitted for reinstallation, except that damaged, cracked, or broken slate or tile shall not be reinstalled.
- Existing vent flashing, metal edgings, drain outlets, collars, and metal counter flashings shall not be reinstalled where rusted, damaged, or deteriorated.
- Aggregate surfacing materials may not be reinstalled.

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605 or building@crystallake.org.