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Harford County Government **Residential Roof Replacement Guidelines**

April 2018

Roof Replacements for One and Two Family dwellings are regulated through the Harford County Building Code in the following manner;

Requirement for Permit

Roof replacements for residential structures where the roofing material is replaced for maintenance purposes with material in kind are considered ordinary repairs in accordance with Section 105.2.2 of the 2015 International Building Code. Ordinary repairs do not require application or notice to the Building Code Official prior to the commencement of work. This includes replacement of roof sheathing material where the sheathing material has been damaged due to water infiltration or mold.

Ordinary repairs do not include replacement of roofing materials or sheathing with materials not previously approved for installation. These installations will require the application and issuance of a Building Permit prior to commencing work.

All roofing material repairs and new installations shall be done in accordance with the applicable provisions of the Harford County Building Code regardless of the requirement for permitting.

FRT Sheathing Replacement

The Department has interpreted that any replacement of FRT Roof Sheathing material is not considered an ordinary repair, and will require application and issuance of a Building Permit prior to the commencement of work.

Code Requirements

Roof coverings and sheathing shall be installed in compliance with the applicable provisions of Chapters 8 and 9 of the 2015 International Residential Code as adopted by Harford County. These provisions may be obtained by contacting the Harford County Building Services Division or visiting our web site link to the public access web page for the International Code Council.

Ice and Water Shield

With the adoption of the 2015 International Residential code, Table R301.2 (1) was adopted with the option of "No" for Ice Barrier Underlayment Required. However, the installation instructions for the roofing material manufacturer may have installation requirements for Ice and Water Shield. When applicable, these provisions shall be considered part of the Harford County Building Code based upon Section 904.1 of the 2015 IRC.

Additional Information:

Questions regarding compliance with the Harford County Building Code may be directed to the Harford County Building Services Division – (410) 638-3366

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