

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Ronnie Kurtz, Planner II  
Vince Hines, Chief Building Official

**Date:** May 7, 2018

**Subject:** Amendment to City of Dunwoody Ordinances  
Chapter 8, Sec. 8-27 – Permits

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### **ITEM DESCRIPTION**

Request to consider text amendment to the building code regarding roof inspections (Chapter 8). The proposed changes serve to eliminate the need for a roof felt and sheathing inspection for existing homes having a roof replaced.

### **DISCUSSION**

As code currently reads, contractor replacing a roof are required to call for an inspection after roof felt is installed and prior to covering the exterior wall sheathing. This requirement unnecessarily delays the process and serves to stall the completion of installation. As a result, contractors frequently avoid applying for permits altogether to circumvent this requirement and potential delay.

The proposed amendment would eliminate the intermediate roof felt inspection and call for an inspection on the exterior wall sheathing only. It is the opinion of the Chief Building Official that this change would serve to streamline the roof permit process, providing contractors with a simpler process while decreasing the administrative and time burden on the building department. Contractors will still be required to install roof felt per the standards and requirements of the International Building Code, with any violations being reported and handled through the code enforcement process.

### **RECOMMENDATION**

Staff recommends Mayor and City Council approve the attached draft changes to Chapter 8, Sec. 8-27—Permits, as prepared.

### **Attachments:**

Chapter 8, Sec. 8-27—Permits, with edits

**STATE OF GEORGIA**

**CITY OF DUNWOODY**

**ORDINANCE NO. 2018-**

**AN ORDINANCE TO AMEND CHAPTER 8 (BUILDINGS AND BUILDING REGULATIONS) OF THE CITY OF DUNWOODY CODE OR ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and City Council of the City of Dunwoody are empowered to regulate building regulations within the City of Dunwoody; and

**WHEREAS**, the City of Dunwoody’s building regulations currently require residential roof inspections after roof felt installation; and

**WHEREAS**, the Mayor and Council wish to amend the building regulations by eliminating the requirement for residential roof inspections.

**BE IT ORDAINED** by the Mayor and City Council of the City of Dunwoody, Georgia that the City’s Code of Ordinances is amended as follows:

**SECTION I:** Subsection 8-27(h)(6) of Chapter 8 relating to Building and Building Regulations is hereby amended to read as follows:

(6) *Required inspections.* The building official, upon notification from the permit holder or his agent shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with the technical code:

- a. *Building.*
  - 1. *Foundation inspection.* To be made after trenches are excavated and forms erected and any required reinforcing in place and secured prior to placement of concrete. A site plan or staking survey prepared and sealed by a registered engineer or land surveyor shall be submitted at the time of the residential footing or slab inspection and prior to the pouring of same. Survey shall show the setbacks from all property lines. Setbacks shall comply with all minimum zoning ordinance requirements and/or legally acquired variances.
  - 2. *Slab inspection.* To be made before slab concrete is poured in on any slab on grade foundations, if required
  - 3. *Damproofing inspection.* To be made prior to backfill of foundation walls.
  - 4. *Residential floodplain inspections.* For construction permitted in areas prone to flooding as established by table R301.2(1) of the International Residential

Building Code, upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of a certification of the elevation of the lowest floor, including basement, prepared by a registered professional engineer or land surveyor, as required in Section R324 of the International Residential Building Code.

- 5. *Roof felt and sheathing inspection.* To be performed on exterior wall sheathing prior to installation of vapor barrier to ensure compliance with fastening scheduling and wall bracing requirements per current adopted building codes. after roof felt is installed and prior to covering exterior wall sheathing with felt paper, house wrap or siding as follows:

~~For Existing Homes having the roof replaced, the inspection shall consist of:~~

~~Valley flashing consisting of either:~~

- ~~(1) — Metal flashing at least 24 inches wide having no less than 12 inches on either side of the valley;~~
- ~~(2) — Self-sealing flashing shall be installed at least 36 inches wide having no less than 18 inches on either side of the valley; or~~
- ~~(3) — Roll roofing shall be installed at least 36 inches wide having no less than 18 inches on either side of the valley.~~

Metal drip edge shall be installed at all roofing edges of roofs coverings of Asphalt shingles.

NOTE: Dunwoody falls within the moderate to high Hail zone outlined in the Residential Code Figure 903.5, which only permits a single layer of Asphalt roof shingles to be installed.

- 6. *Frame inspection.* To be made after the roof, masonry, all framing, fire blocking, fire stopping, draft stopping and bracing are in place, and after the plumbing, mechanical and electrical rough inspections are approved.
- 7. *Final inspection.* To be made after the building is completed and ready for occupancy.

**SECTION III:** It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

c. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court or competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionally or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION IV:** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION V:** This Ordinance shall be codified in accordance with State law and the Code of the City of Dunwoody, Georgia. This Ordinance shall become effective upon adoption.

SO ORDAINED, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Approved by:

Approved as to form:

\_\_\_\_\_  
Denis L. Shortal, Mayor

\_\_\_\_\_  
Cecil G. McLendon, City Attorney

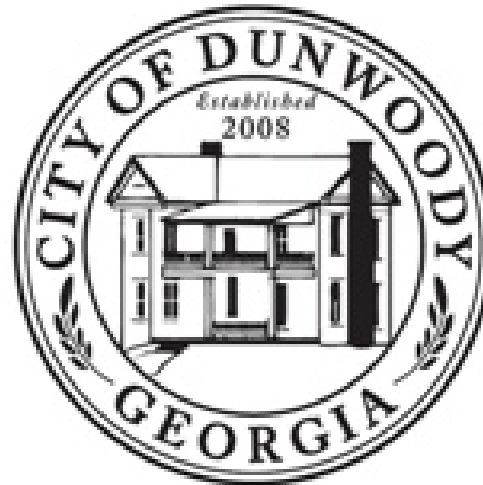
Attest:

\_\_\_\_\_  
Sharon Lowery, City Clerk

SEAL

# Mayor and City Council

## May 7, 2018 Meeting



# City of Dunwoody, GA

# Chapter 8– Roof Inspections

## Text Amendment

- Objectives:
  1. Eliminate roof felt inspection;
  2. Streamline permitting process for contractors

# Chapter 8– Roof Inspections

## Text Amendment

5. *Roof felt and sheathing inspection.* To be performed on exterior wall sheathing prior to installation of vapor barrier to ensure compliance with fastening scheduling and wall bracing requirements per current adopted building codes. ~~after roof felt is installed and prior to covering exterior wall sheathing with felt paper, house wrap or siding as follows:~~

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