



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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Building Policy 05. Fire Classification & Roofing Requirements

Previous Policies

This policy consolidates and supersedes the following Building Division documents:

- Building Policy 09: Re-Roof Requirements, August 24, 2023
- Building Policy 23: Residential Emergency Egress Windows Opening Under an Extended Overhang, January 16, 2013

Purpose

The purpose of this policy is to establish consistent requirements governing:

- Re-roof permits, inspections, and installation standards
- Fire- and life-safety considerations related to roofing work
- Structural and life-safety interpretations for residential emergency egress windows

This policy ensures roofing and related structural work is performed in compliance with applicable building and fire codes while maintaining safe means of egress for occupants.

Definitions

For the purposes of this policy:

- **Re-Roof:** The removal, replacement, or repair of an existing roof covering.
- **Roof Sheathing:** Structural panels or boards forming the roof deck beneath roof coverings.
- **Emergency Escape and Rescue Opening (EERO):** A window or door required by code to provide a means of escape and rescue from sleeping rooms or basements.
- **Extended Overhang:** A deck, porch, awning, patio cover, or similar projection extending over an emergency egress opening.
- **Approved Job Copy:** The County-stamped plans approved for construction.

Objectives

The objectives of this policy are to:

1. Ensure roofing work is permitted and inspected in accordance with code.
2. Promote fire-resistant and weather-resistant roof installations.
3. Clarify life-safety requirements for emergency egress openings.
4. Provide consistent inspection criteria for roofing and related work.

Authority

The authority for this policy is contained in, but not limited to:

- Mendocino County Code (MCC) 18.70
- California Building Code (CBC) Section 1031, Chapter 15
- California Residential Code (CRC) Section R319 & Chapter 9
- California Wildland-Urban Interface Code (CWUI) Chapter 5

Policy

1. Re-Roof Permit Requirements

A building permit is required for all re-roof installations and repairs prior to beginning work.

1.1 Coastal Zone Review

Re-roof applications for properties located within the Coastal Zone must be reviewed and approved by Planning staff prior to permit issuance.

2. Roofing Installation Standards and Inspections

2.1 Flashing

Roof flashing shall be provided at all wall and roof intersections, gutters, and where there are changes in roof slope or direction around roof openings. Flashing shall be a minimum 26-gauge corrosion-resistant galvanized metal and installed per applicable code sections.

2.2 Drip Edge

Drip edges shall be installed at eaves and gables of asphalt shingle roofs in accordance with CBC and CRC requirements. Adjacent pieces of the drip edge shall be overlapped a minimum of 2 inches. The drip edge shall extend ¼ inch below the roof sheathing and a minimum of 2 inches up the roof deck. The drip edge shall be mechanically fastened to the roof deck at a maximum of 12 inches with approved fasteners. The underlayment shall be installed over the drip edge along the eaves, and under the drip edge at gables (rake edges). Shingles can be flush with the drip edge if allowed by the manufacturer.

2.3 Underlayment for Low-Sloped Roofs

Proprietary materials shall be installed according to the manufacturer's installation instructions. For all other installations with roof slopes between 2:12 and 4:12, two layers of underlayment material shall be applied. A minimum of 19-inch-wide strip of underlayment felt shall be applied parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, 36-inch-wide sheets of underlayment shall be applied overlapping successive sheets 19 inches, fastened sufficiently to hold in place.

2.4 Chimney Crickets

Chimneys with dimensions parallel to the ridgeline that exceed 30 inches, and do not intersect the ridgeline, shall be provided with crickets unless they intersect the ridgeline. Crickets shall be flashed and constructed per CRC requirements.

3. Roof Sheathing and Final Inspection

- When new plywood roof sheathing is included in a re-roof project, a roof sheathing nailing inspection is required prior to covering the sheathing.
- A final inspection is required once all re-roof work is complete.
- Safe roof access shall be provided, including an extension ladder extending a minimum of three (3) feet above the roof eave and secured at top and bottom.

Items commonly verified at final inspection include, but are not limited to:

- Secured skylights, flues, piping, and roof equipment
- Clean overflow drains
- Proper sealing of exposed nails; protected and caulked with Silicon, Mastic, or similar sealant
- Protection and painting of exposed wood
- Verification of smoke and carbon monoxide alarm compliance or presentation of a completed Affidavit-Self Certification form.

4. Residential Emergency Egress Windows Under Extended Overhangs

Emergency escape and rescue openings may be permitted to be located under an awning, deck, porch, patio cover, or similar extended overhang, provided the opening:

- Is fully operable; and
- Provides a clear path not less than 36 inches in height and 36 inches in width to a yard or court.

Extended overhangs, wrap-around verandas, or similar construction features do not, by themselves, prohibit the use of an emergency egress window, nor do they prevent rescue operations, provided the minimum 36 inch clearance requirements to a yard or court are met.

5. Relationship to Fire and Life-Safety Requirements

All work regulated under this policy shall comply with applicable fire- and life-safety provisions of the California Building Code, California Residential Code, and California Fire Code. Where conflicts arise, the most restrictive life-safety requirement shall apply.

6. Wildland-Urban Interface Requirements

All new or replacement roofs that are subject to the requirements of the California Wildland -Urban Interface Requirements shall provide documentation at the time of permit application that the roof will meet the minimum fire classification requirements required as applicable to the fire hazard severity zone. Documentation shall include manufactures installation instructions to achieve required fire classification or Office of State Fire Marshal (OSFM) listing and installation requirements.

This policy is effective as of the date of the signatures below.

Policy Approved: 
Richard Anglely, Chief Building Official

Date: 03-08-2026

Policy Approved: 
Julia Krog, Director

Date: 03-10-2026