



CITY OF PORT ORANGE

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
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Permitting Requirements for Roof Repairs

Q: Is a permit required for roof repair?

A: A roof repair shall be limited to 30 square feet of shingles unless otherwise authorized by Building Official and does not involve replacement of sheathing or repair/replacement of structural components. No permit is required where the scope of work meets the criteria mentioned herein.

Q: Is a permit required for replacement of sheathing that has been penetrated by a foreign object (e.g. tree limb) or a structural member has been damaged?

A: Yes. A permit is required for repairs to roof sheathing or structural components.

Q: Is a roofing permit required for replacement of a roof covering greater than 30 square feet in area but not involving an entire roof section or can this work be performed under an alteration permit?

A: Yes. A roofing permit is required any time re-roofing is occurring over 30 square feet, and up to 25% of the roof area per FBCE 5th edition 708.1.1.

Q: How much of my roof can I re-roof without having to re-roof the entire roof?

A: Up to 25% of the roof area per FBCE 5th edition 708.1.1. Over 25%, the entire roof must be re-roofed in any 12 month period.

Q: If a roofing permit is required for replacement of roof covering, other than what is deemed to be a roof repair, is the permit fee the same as if the entire roof covering is being replaced?

A: Fee for roofing permit shall be as established in fee resolution by City of Port Orange.

In Summary:

- A Building permit is required for any replacement of roof sheathing. (Note: This work can be performed under a roofing permit when the scope of work involves reroofing.)
- A Building permit is required for repairs and/or replacement of structural components and cannot be performed under a roofing permit or by a roofing contractor (trusses, rafters, etc.).
- Roofing permit is required for the replacement or repair of all roof coverings, with exception for 30 square feet of shingles, or as authorized by the Building Official.
- Equivalent materials must be used for repairs to roof coverings.