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## **Harford County Government** **Residential Roof Replacement Guidelines**

Roof replacements for One and Two-Family dwellings are regulated through the Harford County Building Code in the following manner:

### **Requirement for Permit**

Roof replacement 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 2021 International Building Code as amended and adopted by Harford County Code. Ordinary repairs do not require application or a 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 to be an ordinary repair and will require application and issuance of a Building Permit to the commencement of work.

### **Code Requirements**

Roof coverings and sheathing shall be installed in compliance with the applicable provisions of Chapters 3, 8 and 9 of the 2021 International Residential Code as adopted by Harford County Code. These provisions may be obtained by contacting the Harford County Building Services Division or visiting our web site and utilizing link to the Digital Codes public access web page for the International Code Council.

### ***Ice and Water Shield.***

As part of the adoption of the 2021 International Residential Code (IRC), Harford County adopted modifications to Table R301.2 (1) by inserting the word "No" for Ice Barrier Underlayment Required. However, based on Section 904.1 and other applicable section contained within chapter 9 of the 2021 IRC, installation of ice and water shield may either be a requirement or option to achieve compliance with the code. Manufacturers installation instructions shall be considered part of the Harford County Building Code based upon Section 904.1 of the 2021 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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