



# CITY OF RANCHO PALOS VERDES BUILDING AND SAFETY DIVISION

30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275  
Tel: (310) 544-5280  
[www.rpvca.gov](http://www.rpvca.gov)

## REROOFING – COOL ROOF REQUIREMENTS

### INTRODUCTION

Under the provisions of the 2025 California Energy Code, re-roof projects are required to comply with cool roof requirements when more than 50% of the roof is replaced.

Permits may be pulled by one of the following:

- A licensed and insured C-39 contractor.
- A property owner (Owner/Builder) with the proper verification.
- A licensed and insured “B” contractor (only when the roof is in conjunction with the required multiple trade requirements of the California State License Board OR agree to hire a C-39 sub-contractor).

### GENERAL REQUIREMENTS

Building Permits: No roof recovering or replacement work shall start without first obtaining a re-roof building permit.

- Roof repairs of 100 square feet or less may be done without a permit provided the damaged portion is replaced to its previous undamaged condition.

**If property is located in a designated Fire Zone, then comply with the following:**

- All roof coverings shall have a minimum Class ‘A’. (CBC 1505 & CRC R902)
- Wood shakes and wood shingles (fire treated or untreated) are **NOT ALLOWED**.
- **Structural engineering is required for the any of the following:**
  - Tile and other heavy roofing materials greater than 6 psf (pounds per square foot)
  - Re-sheathing of more than 50% of commercial buildings, for structural roof diaphragm requirements.

### **What is a Cool Roof**

A cool roof is one that strongly reflects sunlight (solar energy) and also cools itself by efficiently emitting any heat that was absorbed. The roof literally stays cooler and reduces the amount of heat conducted into the building below.

Although often light in color, cool roofs come in a wide variety of colors ranging from white to black and including blues, grays, greens, oranges, browns, and tans.

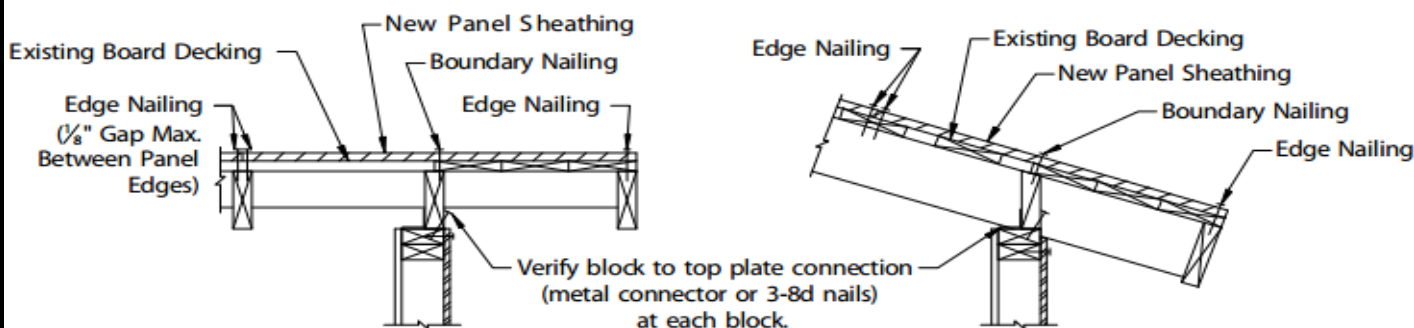
**If the entire roof sheathing over a ventilated attic is replaced, ONE of the following items listed below must apply:**

- ☐ • Radiant barrier installed meeting install and attic ventilation requirements of RA4.2.1; R-49 ceiling insulation with insulation depth maintained above recessed downlight luminaires; and meet the air barrier requirements of §150.2(b)1 in which accessible areas of the ceiling plan between the altered attic and the conditioned space are to meet the “Air Leakage Limitation” requirements of §110.7 (all joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration).
- ☐ • Radiant barrier installed meeting install and attic ventilation requirements of RA4.2.1 and R-49 ceiling insulation with insulation depth maintained above recessed downlight luminaires. Air barrier requirements will not apply when atmospherically vented space heating or water heating combustion appliances are located inside the pressure boundary of the dwelling unit.
- ☐ • Radiant barrier installed meeting install requirements of RA4.2.1 with existing R-38 ceiling insulation to remain.



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Roofing products that are used for compliance with the energy standards are required to be tested and labeled by the Cool Roof Rating Council CRRC. The roofing products manufacturer must have its roofing product tested for solar reflectance and thermal emittance, and be listed in the CRRC Rated Products. Rated Products Directory can be found at [www.coolroofs.org/directory/roof](http://www.coolroofs.org/directory/roof).

## Building Code Requirements

The Los Angeles Green Building Code requires that roofing material used in residential buildings meet minimum values for 3-year aged solar reflectance and thermal emittance, or for SRI. The requirements are as follows:

ROOF PITCH	SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
Low-Rise Residential Low-slope ( $\leq 2:12$ )	0.65	0.85	78
Low-Rise Residential Steep-slope ( $> 2:12$ )	0.25	0.85	20
High-Rise Residential Low-slope ( $\leq 2:12$ )	0.65	0.75	78
High-Rise Residential Steep-slope ( $> 2:12$ )	0.25	0.75	20

## INSPECTIONS

**Roof Sheathing Inspection:** A roof sheathing inspection **is required** for all roof recovering and replacement upon removal of all existing layers of roof coverings or, where the existing roof covering is to be recovered, prior to the installation of the new felt, paper, or roofing material, to verify the number of layers and that the roof structure is not damaged or dry rotted. Prior to such inspection, any damaged areas of the roof deck or structural framing members (may requires plans) shall be repaired and/or replaced with new material.

**Final Inspection:** Approval shall be obtained when roof recovering or replacement work is complete. At this time the inspector will verify the flashing and proper lap.

- A ladder shall be onsite at the time of inspection. The ladder shall have a minimum 300 lb. Duty Rating (Type IA) and be long enough to extend two feet above the roofline.
- The contractor/homeowner is responsible for providing positive roof drainage.
- The contractor/homeowner is responsible for extending all plumbing vents, chimney, and mechanical vents if needed.
- The contractor/homeowner is responsible for ensuring the proper amount of attic ventilation is installed per code.

Please visit [www.rpvca.gov/inspections](http://www.rpvca.gov/inspections)