



New Mexico Regulation and Licensing Department

CONSTRUCTION INDUSTRIES DIVISION

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COMMERCIAL RE-ROOF SUBMITTALS

The Building Permit Guide for Commercial Construction requires that you include with this submittal a cover sheet with design criteria. Refer to the Plan Submittal section of the Building Permit Guide for Commercial Construction for details.

THE FOLLOWING SHALL BE SUBMITTED FOR PLAN REVIEW AND APPROVAL:

1. Two sets of sealed plans, which shall include a site, plan with the property lines showing the distance to the structure to be re-roofed. (An Architect or Engineer registered and licensed in New Mexico must compile Plans)

THE EXISTING ROOF PLAN SHALL INDICATE:

1. Type of existing roof cover.
2. The existing roof slope.
3. The existing roof drainage location.
4. The area where ponding is observed, if any.
5. The areas where work is to be preformed.

THE NEW ROOF PLAN SHALL INDICATE:

1. Type of roof system.
2. The roof slope.
3. Roof drainage location (Note any added or changed drainage locations.)
4. The manufacturer's specification and installation instructions.

2. The architect or engineered plans must ensure that all of the following evidence is revealed:

- The structure is sufficient to sustain the weight of the additional dead load to roof the new roof system.
- The roof deck is structurally sound with all known rotted or deteriorated components having been replaced or reinforced with structurally sound material equal to or stronger than the original material.
- Roof drains and drainage are sufficient to prevent extensive accumulating of water. A code guideline is, when no more than ½ inch of standing water remains after 48 hours of precipitation in normal drying conditions.
- The existing roof system is securely attached to the deck.
- The existing roof assembly above the deck line is dry or otherwise not deteriorated. Moisture must not be entrapped in either the existing or new roof assembly.
- Fire retardant requirements are maintained.

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All re-roof submittals must comply with 2009 NEW MEXICO COMMERCIAL BUILDING CODE, SECTION 14.7.2.23 NMAC and the 2009 INTERNATIONAL BUILDING CODE (IBC), CHAPTER 15.

14.7.2.23 NMAC, CHAPTER 15. ROOF ASSEMBLIES AND ROOFTOP STRUCTURES:

A. Section 1501. General. See this section of the IBC.

B. Section 1502.1 Definitions. See this section of the IBC except that the following definitions are amended as indicated.

(1) **“Roof Replacement”** is amended to read: The process of removing the existing roof covering to the structural roof deck, repairing any substrate, and installing a new roof covering.

(2) **“Positive Roof Drainage”** is amended to read: The drainage condition in which consideration has been made for all loading deflections of the roof deck, and the additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation. Drainage has occurred when no more than ½ inch of standing water remains after 48 hours of precipitation in normal drying conditions.

C. Section 1503 Weather protection. See this section of the IBC and add the following new section: **1503.3.1 Plastered parapets** shall require a seamless but permeable waterproof cover or weather barrier, capping the entire parapet and wrapping over each side. The cover shall extend past any break from the vertical a minimum of four inches on the wall side. On the roof side, the cover shall properly lap any rising roof felts or membranes and be properly sealed. A layer of expanded metal lath shall be installed over the cover before plaster or stucco is applied. The lath shall extend past any break from the vertical on the wall side a minimum of five inches and on the roof side, the same distance as the cover below, allowing for plaster stops or seals. No penetrating fasteners are allowed on the horizontal surface of parapets.

D. Sections 1503 through 1505. See these sections of the IBC.

E. Section 1506 Materials. See this section of the IBC and add the following new sections.

(1) **Section 1506.5 Loose granular fill.** Pumice and other granular fill type materials are not permitted in roofing assemblies.

(2) **Section 1506.6 Roof deck transitions.** Where roof sheathing is overlapped to create “crickets” or valleys to canals, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(3) **Section 1506.7 Canales/scuppers.** All canales and scuppers must have a metal pan lining extending not less than six inches (152 mm) past the inside of the parapet and not less than six inches (152 mm) from each side of the canale or scupper opening. All canales and scuppers must have positive drainage.

F. Sections 1507 through 1509. See these sections of the IBC.

G. Section 1510 - reroofing.

(1) **1510.1 and 1510.2.** See these sections of the IBC.

(2) **1510.3 Recovering versus replacing.** Delete the first three lines of the text of this section and substitute the following: “New roof coverings shall not be installed without first removing existing roof coverings down to the structural roof deck where any of the following conditions occur:” and add a new subsection 4 as follows: where pumice or other granular fill are present, existing roofing and granular fill must be removed prior to re-roofing.

(3) **1510.4 through 1510.6.** See these sections of the IBC
[14.7.2.23 NMAC - Rp, 14.7.2.23 NMAC, 1-28-11]