



City of Pembroke Pines
Building Division
10100 Pines Boulevard
Pembroke Pines, Florida 33026
Tel: (954) 435-6502 / Fax: (954) 435-6749

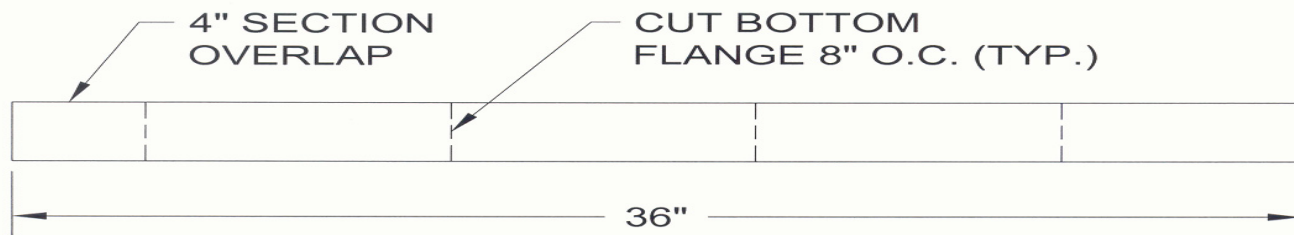
ROOFING INSTALLATION CHECKLIST

The City is committed to assisting you in the completion of your roofing project. The following list is provided to help you avoid the most common roofing deficiencies, which will affect the approval of your inspection:

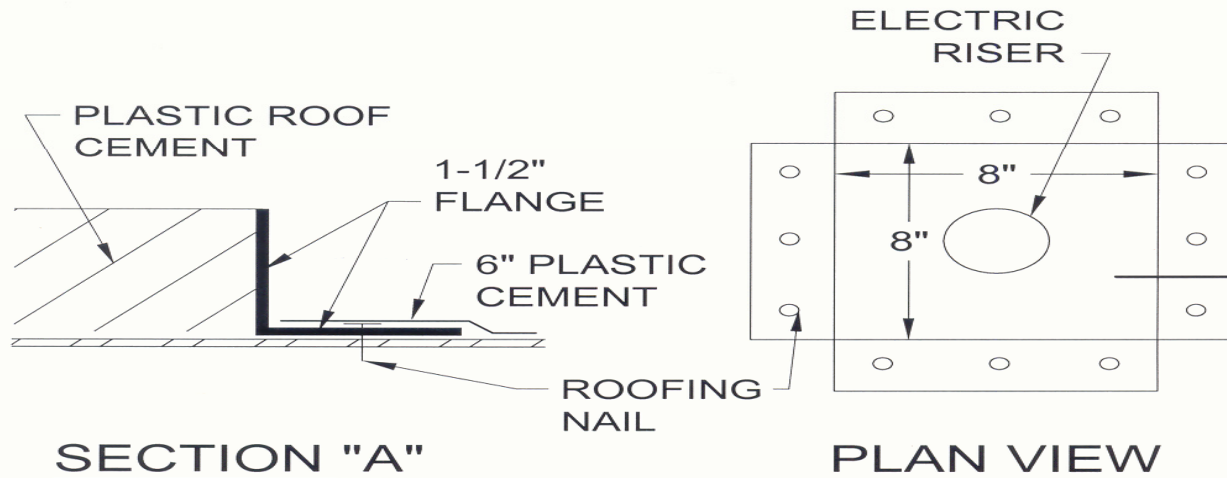
1. Prior to the installation of the 30 pound base sheet, the plywood sheathing must be re-nailed with one 8D nail placed between the existing nails to achieve a maximum spacing of 6" on center at panel edges and intermediate supports, and 4" on center at gable ends and along the perimeter fascia. FBC 2322.8
2. The 30 pound base sheet must lap adjacent sheets, 4" along its length and 6" at end laps. FBC 1518.4
3. The metal drip edge installed along the perimeter of a shingle roof must be lapped 4" and have roof cement applied between the two lapped pieces; drip edge nailing must be spaced no more than 4" apart; the lower edge of the metal drip edge must be separated from the wood fascia by 1/2". FBC 1517.6
4. Nails used to attach shingles must be located as shown in the specific manufacturer's Product Approval. Not all manufacturers specify the same nail location (review the product approval for appropriate location). FBC 1512
5. Nails used to attach shingles must be driven flush to the surface of the shingle. If the nail tears the shingle's surface a second nail should be placed adjacent to the first nail and a dab of roofing cement should be applied over the original nail. FBC 1518.7
6. An electrical riser extending through the roof must be set in a pitch pan. FBC 1514.2.5.2
7. An inspection cannot be performed without the following present at the site: Permit Card, a ladder that extends 3' above the roof, the City approved roofing specifications and the Product Approval. Note: If you install a brand of shingles that is different from the one submitted with your permit application, a REVISION will be required. Submit your new NOA, Fire Directory Listing Page & Section D.
8. Refer to FBC, Roofing Protocol, RAS No. 115 for additional instructions regarding shingle installation (copy available). Also follow NOA instructions.
9. General Contractors may only obtain permits for shingle roofing.
Flat roofs require a roofing license and a separate permit.

The requirements noted above are based on the most common projects of this type of construction. Other requirements may be required for your project because of the specific conditions of your project. Some of the requirements noted above may not apply to your project because of the specific conditions of your project.

The City of Pembroke Pines Building Division makes every effort to keep guideline information current; however, Code Section numbering changes, Code amendments, or Formal Interpretations by the State or the Broward County Board of Rules and Appeals may be approved from time to time and modifications to the information noted above may become necessary. The information noted above is intended to help designers and property owners; however, permit applicants are responsible for the content of the documents submitted.



36" SECTION OF EAVE METAL MATERIAL



**ELECTRIC RISER
PITCH PAN DETAIL**