



Osceola County Building Office  
1 Courthouse Square, Suite 1400  
Kissimmee, Florida 34741  
Ph. (407) 742-0200 Fax (407) 742-0202

## Roofing Policies

### Roofing Requirements

1. Roofing repairs over 100 sq. ft. require a permit
2. Roofing repairs over 25% of the roof require the entire roof to be replaced and permitted.
3. Roof inspection options:
  - a. Inspections requested by 6 am are completed on the same day and time request are accommodated where possible.
  - b. Live in-person inspections or video (or drone) inspections may be requested.
  - c. As per the Florida Building Code 107.6 the Building Department accepts roofing inspection affidavits conducted by architects or engineers (see the FBC for requirements)
  - d. As per Florida Statute 553.791 the Building Department accepts alternative roofing inspection conducted by Private Providers (see the Florida Statute for requirements)

### Re-Roofs

Residential Re-roof inspection requirements and inspection scheduling

1. **In-progress** inspections are allowed for re-roofs (at contractors own risk). The existing roof may be removed, deck re-nailed, dry-in applied, and up to fifty (50) percent of the shingles can be applied to all roof planes before an inspection is obtained. The 1385 Roof Sheathing and 1390 Roof Dry-in & Flashing inspection may be scheduled and inspected at the same time as in-progress inspections. The inspector may require several areas of the roof dry-in to be opened up to view the roof deck nailing.
2. **Video** (or drone) ) inspections may also be scheduled for the 1385 Roof Sheathing and 1390 Roof Dry-in & Flashing inspection to reduce the potential for water damage to the exposed home while it is being re-roofed. Please see our website for video inspection instructions.
3. Once the 1385 Roof Sheathing and 1390 Roof Dry-in inspections have been approved, roof installation is completed, all debris are cleaned up, and the dumpster is removed from the property the 1400 Roof Final inspection may be scheduled.
4. If the 1385 and 1390 were not previously approved prior to the Final Roofing inspection, the contractor will have to schedule an appointment to meet with the inspector on the job site. The contractor will need to provide access to the roof and open up the roof per the inspector's instructions.
5. Per the 2017 FBC R107.3.1 all Building Department reviewed permit documents must be kept onsite during all phases of the project and must be available to the inspector. This includes the permit card, Notice of Commencement (NOC), Florida product approvals, and the manufacturer's installation instructions.

### New Roofs

Residential Roofing inspection requirements and inspection scheduling

1. Required inspections:
  - a. 1385 Roof Sheathing and,
  - b. 1390 Roof Dry-in and Flashing

Note: these inspections cannot be scheduled as in-progress inspections. They may however, be scheduled as a Video inspections (see our website for Video inspection instructions). The Final Roofing inspection will be completed at the Building Final inspection and does not need to be scheduled separately.