

**KINGSLEE HEIGHTS HOME ASSOCIATION  
DESIGN STANDARD FOR EXTERIOR CHANGES, REPAIR AND CONSTRUCTION**

**Subject: Roof Construction, Replacement or Repair**

**Adopted: June 17,1991**

**Revised: June 2014**

The following standard is to be used for construction \_replacement or repair of a roof.

**NOTES:** Please refer to Documents 010 and 011, Application Form, and Guidelines, which state that approval of the KHHA Board is required prior to start of construction or repairs. Owners are not to proceed, except in extreme emergency situations, until they have received a signed copy of Disposition of Application, Document 013, a copy of which should be submitted to the City of Bloomington when requesting a Building Permit. In General, homeowners are not encouraged to perform repairs above the ground level. When Ladders or other access is required from community property, it is recommended the work above the first level be performed by a licensed and insured contractor

At a minimum, Bloomington Building Codes will be strictly followed. Roof replacements require a building permit. Repairs or partial replacements will also require a permit if structural repairs are needed. All replacements or repairs must be approved by the Architectural Control Committee (ACC).

**Pitched Shingle Roofs**

1. The roof replacement or repair should provide the esthetic consistency of roof color and ensure the structural integrity of the roof itself.
2. The entire roof should be replaced if there is a leak due to aging and/or general deterioration. If the leak is due to fire, storm damage, etc., in some instances visible sections of the roof may be replaced if a good match is made to the remaining and butting sections. Samples of the proposed shingles must be submitted to the ACC with the ACC making the final determination.
3. Existing shingles must be removed prior to roof replacement and the plywood roof panels inspected and replaced if necessary, to ensure that no woodrot exists. Special attention should be given to inspection of common support walls in the event plywood panels are removed in these areas.
4. Each roof shall have a 60 lb. rubber water and ice barrier installed, extending upwards at least six (6) feet from the exterior wall (not including overhang). Commercial products are available for this purpose such as Ice and Water Shield, Ice Shield, Winter Guard and Weather Shield.
5. Shingles must be of fiberglass rated 240 pounds per roofing square or better. Each roof shall have a "D" style edging strip installed to ensure that water will flow away from the building's siding at the point where the siding meets the roof line. Shingles must be installed with a drip line overhang of one (1) inch.
6. The shingle color shall be be Certaineed Landmark Weathered Wood #6084 or equivalent provided the manufacturer continues production, or as approved by the ACC and the Board.
7. Roof replacement or repair must be completed within one week of the start of construction.

## **Flat Roofs**

1. Existing roofing shall be removed prior to replacement to ensure that no wood rot exists. Replace plywood roof panels as required. Reinstall flashing and drainage outlets as required.
2. Where a deck is located over the roof, remove the deck and existing roofing, replace the plywood roof panels as required and install a minimum of 45 mil rubber roofing membrane over 1/2 inch fiberboard. Reinstall flashing and drainage outlets as required. It is recommended that rubber roofing material be adhered to the bottom of the deck contact areas prior to reinstallation.
3. Flat roofs will have a minimum 1/4° per foot slope towards the gutters.

**ARCHITECTURAL CONTROL COMMITTEE**