# BULLETIN #204: *SINGLE-FAMILY RESIDENTIAL REOOF REQUIREMENTS*

## PURPOSE

This bulletin provides a simplified summary of the 2025 California Energy Code requirements that may apply to reroofing work on existing single-family buildings, including the replacement or recoating of roofing or the installation of an additional roofing layer.

## BACKGROUND

Reroofing work affecting more than 50 percent of the roof area may trigger cool-roof requirements. Low-sloped roofs may also require insulation above the roof deck. These requirements are based on the prescriptive provisions of California Energy Code Section 150.2(b)(1). This bulletin is a simplified guide and is not an exhaustive summary of all applicable Energy Code requirements.

## 1. DETERMINE THE ROOF SLOPE

**1.1 Steep-sloped roof:** A roof with a slope **greater than 2 units vertical in 12 units horizontal.**

**1.2 Low-sloped roof:** A roof with a slope **less than 2 units vertical in 12 units horizontal.**

## 2. REROOFING 50 PERCENT OR LESS

**2.1** When 50 percent or less of the total roof area is replaced, recoated, or covered with an additional roofing layer, cool-roof requirements and additional attic, rafter, or above-roof-deck insulation are not triggered.

## 3. REROOFING MORE THAN 50 PERCENT

**3.2** Steep-sloped roof: The roofing material shall be a rated cool-roof product meeting one of the following: **[CEnC 150.2(b)(1)Ii]**

- Aged solar reflectance: 0.20 or greater, and
- Thermal emittance: 0.75 or greater; **or**
- Solar Reflectance Index: SRI 16 or greater.

Additional attic, rafter, or above-roof-deck insulation is not required solely because of the reroofing work.

**3.2** Low-sloped roofs: The roofing material shall be a rated cool-roof product meeting one of the following: **[CEnC 150.2(b)(1)Iii]**

- Aged solar reflectance: 0.63 or greater, and
- Thermal emittance: 0.75 or greater; **or**
- Solar Reflectance Index: SRI 75 or greater.

The altered roof area shall also be provided with above-roof-deck insulation having a weighted-average value of at least R-14, unless an applicable Energy Code exception or approved alternative compliance method is used.

## 4. COOL-ROOF PRODUCT DOCUMENTATION

**4.1** Cool-roof products shall be rated by the **Cool Roof Rating Council (CRRC)**. The permit application or supporting documents should identify:

- Roofing manufacturer and product name
- Product color
- CRRC product identification number
- Aged solar reflectance
- Thermal emittance or calculated SRI
- Roof slope
- Total roof area and percentage of roof being altered

## 5. INSULATION INSTALLATION

**5.1** Where above-roof-deck insulation is required, the permit documents shall identify the insulation type, thickness, installed R-value, and location. Insulation shall be installed continuously over the altered low-sloped roof area and in accordance with the manufacturer's installation instructions.

## 6. EXCEPTIONS

**6.1** Exceptions to the cool-roof and insulation requirements may be available in accordance with California Energy Code Section 150.2(b)(1). The permit plans shall clearly identify the applicable exception and include all required supporting documentation.