



THE VILLAGE OF BARTLETT

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The following are Village of Bartlett code/ordinance requirements in regards to frequently asked questions by insurance claims due to storm damage.

A permit is required for roof and siding replacement; permits can be obtained completely online eliminating a visit to Village Hall. The Village of Bartlett has adopted the following codes in regards to residential roofing and siding:

- 2018 International Residential Code
- 2018 International Energy Conservation Code with Illinois Amendments
- Village of Bartlett Municipal Code

Roofing:

- If one three foot by three foot (3'x3') or greater area of roof is to be replaced this would require the entire side of the roof to be replaced. 9-2-14

- Installation of a new roof covering over an existing covering shall NOT be permitted where any of the following conditions occur

- The existing roof is water soaked or had deteriorated to the point that the existing roof is not adequate.
- Where the existing roof covering is slate, clay, cement, or asbestos-cement tile.
- Where the existing roof has two or more applications of any type of roof covering. R908.3.1.1

- All roofing shingles shall have a minimum 25 year warranty. Said shingles shall be placed over a minimum 15 lb. felt paper. Wood shakes shall have a minimum 25 year warranty. Said wood shakes shall be placed over thirty pound 30 lb. felt paper. 9-8-18

- Ice and water shield are required from the eave's edge to a point at least 24 inches inside of the exterior wall line of the building measured horizontally. R905.1.2

- A drip edge shall be provided at eaves and rake edges of shingle roofs. R905.2.8.5

- For asphalt shingle roof slopes from 2:12 units horizontally up to 4:12 units, underlayment shall be applied in 2 layers. R905.2.2

- Exterior gutters and downspouts discharging onto splash blocks are required on attached and detached single-family buildings. Gutter downspout must discharge at the rear of the house and at the front of the house a minimum of 3' from any property line (not at/towards side yards and locations that would cause a nuisance to adjoining lots). 9-10-9 C

- Approved corrosion-resistant flashing shall be applied to prevent entry of water into the wall cavity or penetration of water to the building structural framing components including flashing at the intersection of walls and chimneys and/or wall and roof intersections. R703.4

Siding:

- A continuous air barrier (i.e. Tyvek) shall be installed in the building envelope. (IECC R402.4.1.1) Sealing all laps and penetrations with the proper tape can improve the building wrap's performance; uncapped nails, staples, or screws can contribute to tearing and moisture intrusion and should not be utilized.

- Gaps between windows/doors and the framing shall be sealed to limit air leakage. The sealing method between dissimilar materials shall allow for expansion and contraction. 2018 IECC R402.4

- If insulation was present on the exterior side of the sheathing, it must be replaced to meet the 2018 IECC. If the insulation was on the interior side of the sheathing, there is no current code requirement to add exterior insulation. While this may be a beneficial energy decision, it is not currently required per code.

- The exterior wall shall provide the building with a weather resistant exterior wall envelope; the exterior envelope shall include corrosion resistant flashing at exterior window/door openings to prevent entry of water into the wall cavity. The exterior wall envelope shall be designed/constructed in a manner that prevents the accumulation of water within the wall assembly. R703.1

- Approved corrosion-resistant flashing shall be applied to prevent entry of water into the wall cavity or penetration of water to the building structural framing components including flashing at the intersection of walls and chimneys and at the intersection of walls and roofs. R703.4