

Roofing in Westlake Village

Re-roofing in Westlake Village requires a permit from Building and Safety and involves two inspections. The first is a roof nailing inspection, where an inspector will inspect the nailing pattern of the roof deck and a final inspection, to ensure the job was completed. There are areas of Westlake Village that are part of Thousand Oaks and permits would be processed in Thousand Oak. The City has no minimum requirements on the type of product to be installed and follows California's 2007 Uniform Building Code. However, if you are part of a Homeowners Association there may be restrictions on the particular roofing product or color you install. For additional information you may contact Building & Safety at 805-517-6270 or online at http://www.wlv.org/city_services/building-and-safety.asp .

Westlake Village Roofing/Repair Requirements

Listed below is a breakdown of the minimum roofing requirements based upon the most common existing roof coverings. They include Wood Shake, Composition or Asphalt Shingle, Concrete Tile, and low slope or flat roofing:

| Categories | Wood Shake | Asphalt Shingle | Tile | Low slope |
|----------------------------|--|-----------------------------------|------------------------------------|--------------------------------------|
| # of layers | Max is 1. No addl. layers allowed | Max layers is 3 | Max is 1. No addl. layers allowed | Added layers may require Eng. Report |
| Plywood | ½" OSB or CDX Plywood. | Usually not needed. | Usually not needed. | Usually not needed. |
| Minimum Felt Underlayment* | 15# ASTM. 30# (+) is recommended. | 15# ASTM. 30# (+) is recommended. | 2 layers Of 40# (+) is recommended | Not Applicable |
| Minimum Fire Rating | Class A Minimum | Class A Minimum | Class A Minimum | Class B Minimum. Recommend Class A |
| Color Restrictions | **No Restrictions** | | | |
| Maximum Weight | **6 lbs per sq. ft. Over 6 lbs requires Engineers Report** | | | |

*Roofs with a slope of less than 4:12 require a minimum of 2 layers of a 15 lb. ASTM felt underlayment.

Westlake Village Roof Estimate should include the following:

- Verify Contractor is licensed with Contractors State License Board at <http://www.cslb.ca.gov/>
- By law contractors must provide the following notices:
 - General Liability Insurance: <http://www.cslb.ca.gov/Resources/GuidesAndPamphlets/GeneralLiabilityInsuranceHomeImprovement.pdf>
 - Checklist for Homeowners: <http://www.cslb.ca.gov/Resources/GuidesAndPamphlets/ChecklistForHomeowners.pdf>
 - Notice to Owner: <http://www.cslb.ca.gov/Resources/GuidesAndPamphlets/HomeownersGuideToPreventingMechanicsLiens.asp>
- The Contract must include an Estimated Start and Complete Date
- The Contract should include a specific scope of work on what is included and what is not.
- The Contract should include a schedule of payments and deposits cannot exceed 10% or \$1,000.
- Workmanship (Labor) and Material Warranty Information. Wind Warranty Information should also be noted.
- The Contract should also list the business address and not a P.O. Box.
- Local References
- Verify a contractor's standing with the Better Business Bureau at <http://www.santabarbara.bbb.org>