



Plattsmouth City Inspector
136 N. 5th Street
Plattsmouth, NE 68048

Telephone 402-296-4168
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August 15, 2023

ROOFING REQUIREMENTS

Plattsmouth uses the 2018 IRC, IBC

Roof Ventilation

Plattsmouth follows all 2018 building codes. 2018 International residential code Chapter R806 governs roof ventilation and will be followed in the Plattsmouth Building Jurisdiction.

Ice and Water Shield

Ice and Water shield is required in the Plattsmouth Building Jurisdiction as we currently are following the 2018 IRC/IBC codes. Ice and Water shield is required to be at a minimum 24 inches up from the finished wall of the structure.

Roof Sheeting

R905.2.1 Sheathing requirements

Asphalt shingles shall be fastened to solidly sheathed decks.

Gaps smaller than 1/8th of an inch are considered solid in the Plattsmouth Building Jurisdiction. If the existing plank decking is not being torn off and is less than 1/2 inch, you can sheet over with 3/8" to be considered solid; nails must penetrate through the entire decking per code. If the gaps are larger than 1/2", you must sheet per code. Removal of existing plank is at the discretion of the homeowner and contractor.

Sheeting cannot be any thinner than 7/16" with edge clips unless the roof falls under the above. Edge clips required on all sheathing less than 1/2" in accordance with Table R503.1.1.

If you have any questions or comments, please contact me at 402-296-2522.

Adam Denio
Building and zoning Administrator