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Technical Advisory Bulletin

To: GAF Residential Sales, GAF Contractors, Field Services, AIS, CARE
From: Technical Services
No: TAB-R-169

Complete Roof Tear Offs For Steep-Slope Roofs

What Is A Roof Tear Off?

ASTM D1079 defines a “tear off” as... the removal of all layers of existing roofing system(s) down to the structural deck.

When Is A Complete Tear Off Required?

The International Building Code, 2018 Edition (IBC 2018)... requires removal (tear off) of an existing roof system when:

1. The existing roof is over a wood shake, slate, clay, cement or asbestos-cement tile roof system.
2. There are two or more layers of any existing roofing systems present.
3. The existing roof system is wet or deteriorated to the point that it will not be a suitable substrate.

Important: When roof system removal is required, the code **requires all layers** of the existing roof system, including underlayment, to be removed down to the deck.

What Are The Benefits Of A Tear Off?

A complete tear off... of an existing steep-slope roof:

- Is required for certain types of enhanced warranty coverage.
- Allows for the inspection of the structural roof deck.
- Allows moisture-related issues including mold and rot to be easily detected.
- Allows for replacement of decking or structural elements that are found to be deficient.
- Provides a smooth substrate for the installation of the new roof.
- Helps ensure that the deck will provide adequate roofing nail holding strength.
- Allows the installation of a leak barrier such as GAF StormGuard® Film-Surfaced Leak Barrier or WeatherWatch® Mineral-Surfaced Leak Barrier at all critical areas (eaves, rakes, valleys, pipes, hips etc.).
- Avoids potential issues of incompatibility among leak barriers. Refer to Technical Advisory Bulletin **TAB-R-147 “Re-Roofing and Self-Adhered Leak Barriers”** for more information regarding leaving existing self-adhered leak barriers in place during re-roofing.

Questions?

GAF Technical Services Can Assist You... with these and other questions you may have regarding your new roof installation. Technical Support Services can be contacted at 800-766-3411. The GAF website is a great resource for just about any question you may have or for additional information you may require. Please visit www.gaf.com to find the latest information on our products and their installation.

Important: This document supersedes any prior GAF Technical Advisory Bulletins on this topic. Please always check www.gaf.com to make sure you have the most up to date information.