Roofing Requirements

Fort Smith Municipal Code

**Sec. 16-76. - Alterations, additions and repairs.**

All buildings or structures which are required to be repaired under the provisions of this article shall comply with the following requirements:

1. If, within any 12-month period, alterations or repairs costing in excess of 50 percent of the then-physical value of the building are made to an existing building, such building shall be made to conform to the requirements of the edition of the state fire prevention code, volumes I, II and III in force in the city for new buildings.
2. If an existing building is damaged by fire, or otherwise, in excess of 50 percent of its then-physical value before such damage is repaired, it shall be made to conform to the requirements of the edition of the state fire prevention code, volumes I, II and III, in force in the city for new buildings.
3. If the cost of such alterations or repairs within any 12-month period, or the amount of such damage as referred to in subsection (2) of this section is more than 25 but not more than 50 percent of the then-physical value of the building, the portions to be altered or repaired shall be made to conform to the requirements of the edition of the state fire prevention code, volumes I, II and III, in force in the city for new buildings, to such extent as the building official may determine.
4. For the purpose of this section, physical value of the building shall be determined by the building official.
5. Repairs and alterations not covered by the preceding subsections of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this article or in such manner as will not extend or increase an existing nonconformity or hazard, may be made with the same kind of materials as those of which the building is constructed; but not more than 25 percent of the roof covering of a building shall be replaced in any period of 12-months, unless the entire roof covering is made to conform with the requirements of the edition of the state fire prevention code, volumes I, II and III, in force in the city for new buildings.

(Code 1976, § 18-56; Code 1992, § 16-76; Ord. No. 79-04, § 1, 12-7-2004)

Arkansas Fire Prevention Code, Volume III (Residential)

Chapter 9, Section 905 and 908

Arkansas Fire Prevention Code, Volume II (Commercial)

Chapter 15 and Section 1512