

Bear Island Concrete Tile Roof Standards:

1. Tiles must be concrete, white, flat tiles with a sample tile being submitted with the ACC application for approval. (not white blend).
2. Flashing to wall should include removal of old flashing. New flashing must be installed behind the stucco with new stucco applied and painted to match house.
3. 2 ply secondary water barrier (SWR) is highly recommended as concrete tile roofing allows water to run under the tiles directly onto the water barrier and chemical cleaning can shorten the life of the barrier with 1 layer. 2 ply SWR is Miami Dade code.
4. Cement must be mixed with oxide (color) for all hip, ridge and rake points.
5. All roof vents must be painted white to match white roof.
6. All skylights must have white trim.
7. Repairs to roofs need to match existing tiles.
8. All new roof installations (tile and metal)) must include gutters on all sloping sides of the roof. Gutters and downspouts may not drain on adjacent properties and must direct water flow away from all houses, backyards and patios. All gutters must be white.

Roofing Company:

Date:

