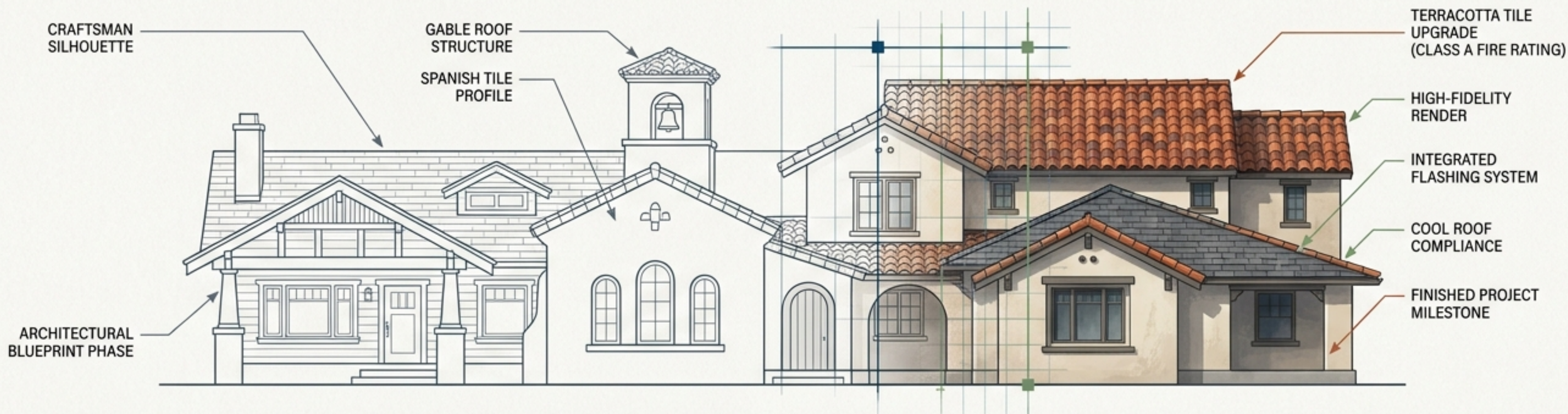


# THE SAN DIEGO ROOF REPLACEMENT PLAYBOOK

A Project Manager's Guide to Timelines, Costs, and Code Realities (2026 Edition)



## TRUST & PLANNING

**Strategic Timelines:** From Assessment to Completion.

8-12 Week Typical Project Lifecycle.

**Permit Acquisition:** Navigating San Diego County Regulations.

## CRITICAL COSTS & WARNINGS

**Budgeting Matrices:** Material vs. Labor Cost Breakdown.

**Hidden Realities:** Structural Repairs & Change Orders.

**High-Cost Material Alerts.**

## ECO-COMPLIANCE & INSPECTIONS

**Title 24 Compliance:** Energy Efficiency Standards.

**Sustainable Materials:** Cool Roofs & Solar Integration.

**Final Inspection Checklist:** Ensuring Code Adherence.

## ADMINISTRATIVE SUCCESS

**Document Control:** Contracts, Warranties, & Approvals.

**Stakeholder Communication:** Progress Reporting & Updates.

**Project Handover:** Final Deliverables & Closeout.

# The Real Project (3-6 weeks)

 The Marketing Claim:  
On-Site Work  
(3-5 days)

Contracts

San Diego DSD  
Permitting

HOA Approvals

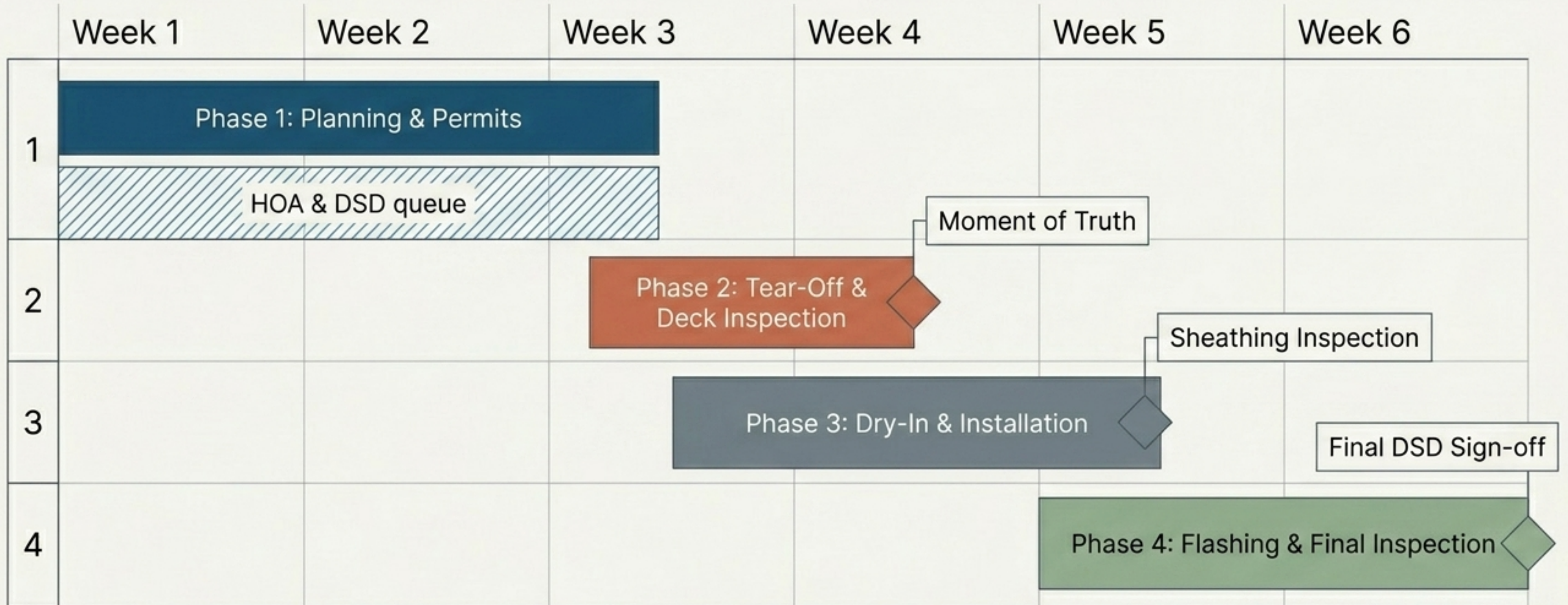
Structural  
Discovery

Stranaal Discovery

City Inspections

A true professional doesn't just sell you the installation days. They manage the entire timeline to deliver a code-compliant, inspected, and warrantied system.

# The 4-Phase Timeline Dashboard: From Contract to Closed Permit



# The Invisible Work



## The HOA Board

Architectural committee approvals in strict communities (e.g., Carmel Valley, Rancho Bernardo) can add weeks. Submit early.



## San Diego DSD

A building permit is legally required for any reroof over 100 sq. ft.



## Title 24 Compliance

California state law dictates the solar reflectivity ("cool roof" standards) of your chosen materials.



## The Scope-Lock Date

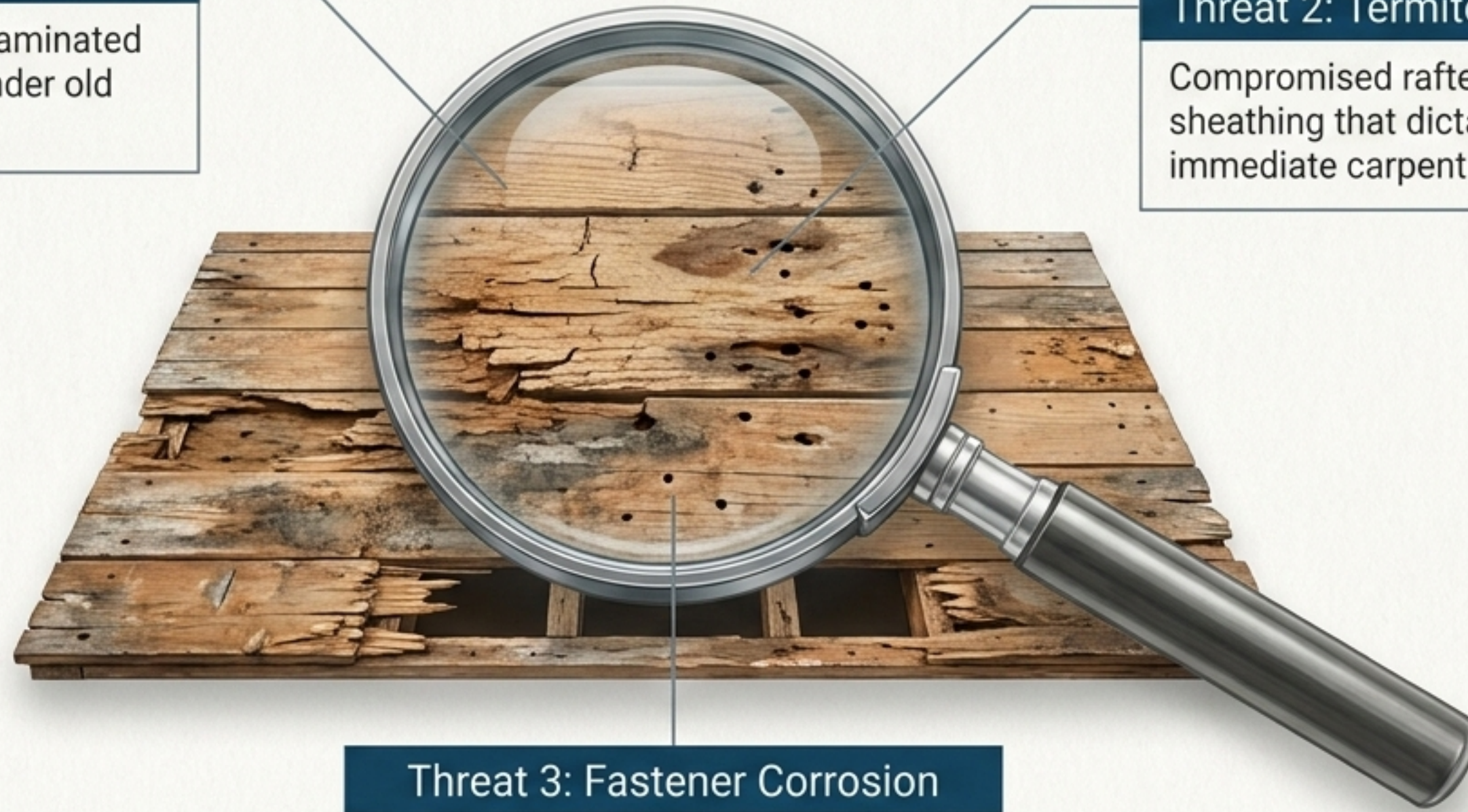
The day all material and color decisions must be finalized. Changing your mind after this date guarantees delays and change orders.

### Threat 1: Dry Rot

Soft spots and delaminated plywood hidden under old underlayment.

### Threat 2: Termite Damage

Compromised rafters or sheathing that dictate immediate carpentry repair.

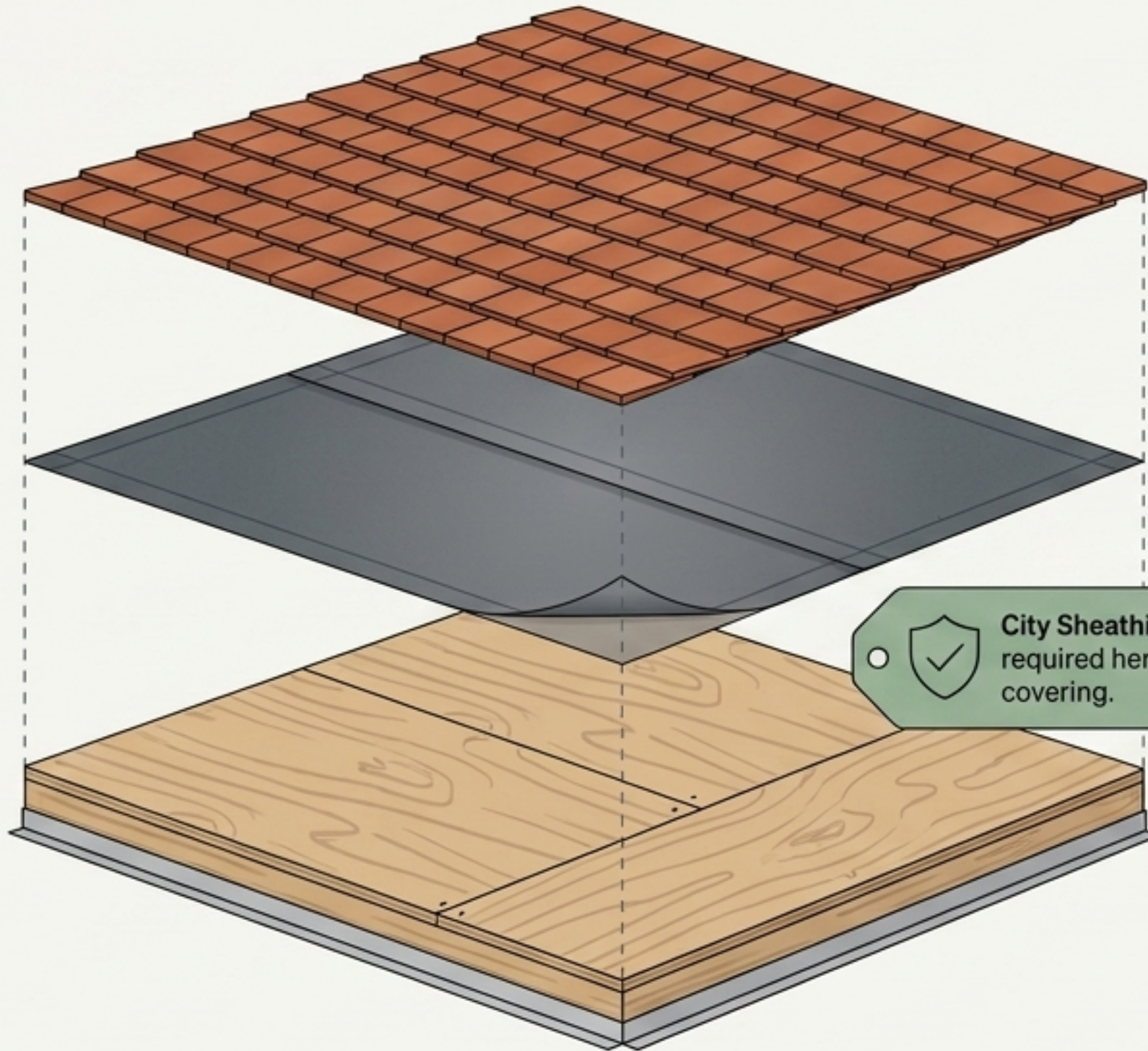


### Threat 3: Fastener Corrosion

Salt-air degradation, especially critical in coastal zones like Ocean Beach.

Tear-off is the first time in decades your deck's structural reality is exposed. If the wood is compromised, work stops and a change order begins. The integrity of the whole system depends on a solid deck.

# The Anatomy of a Modern Roof System.




## Top Layer: The Armor

Title 24-compliant architectural shingles or tiles. Designed to take the physical beating.

## Middle Layer: The Skin

Synthetic underlayment. This is your primary water barrier. If the skin fails, the armor doesn't matter.

 City Sheathing Inspection required here before covering.

## Bottom Layer: The Bones

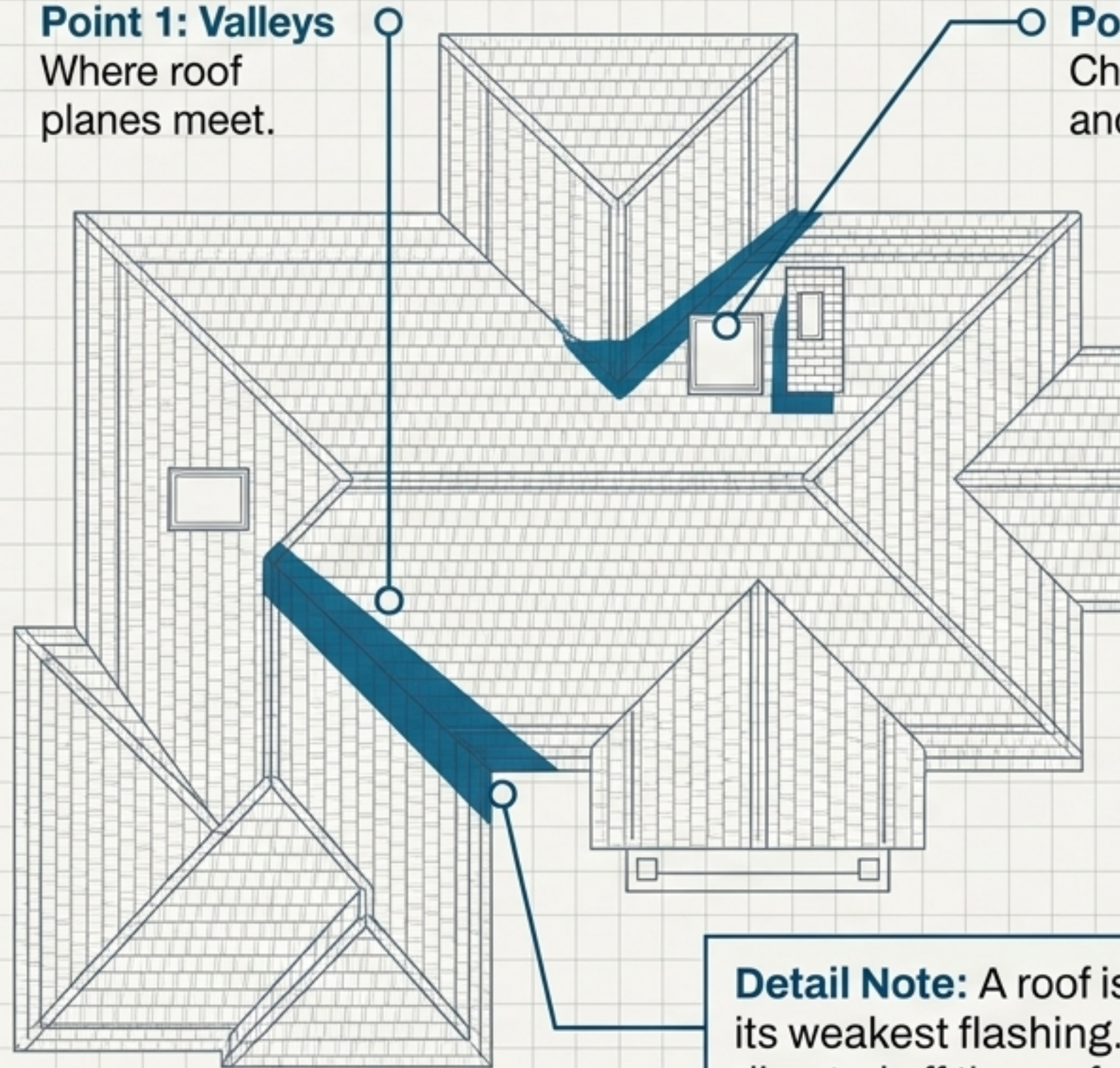
The structural wooden deck and metal drip edges.

**Point 1: Valleys**

Where roof planes meet.

**Point 2: Penetrations**

Chimneys, skylights, and plumbing vents.



**Detail Note:** A roof is only as good as its weakest flashing. Water must be directed off the roof, not into the attic.



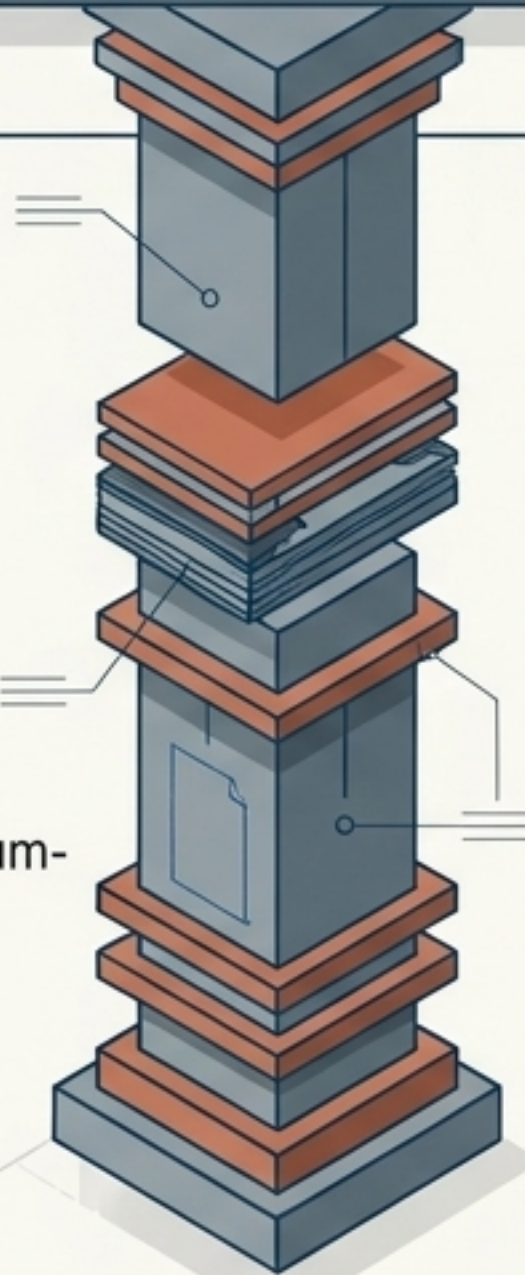
The inspector verifies **code compliance**, materials, and nailing patterns. The job is not **complete** until this card is signed.

# The 2026 San Diego Premium



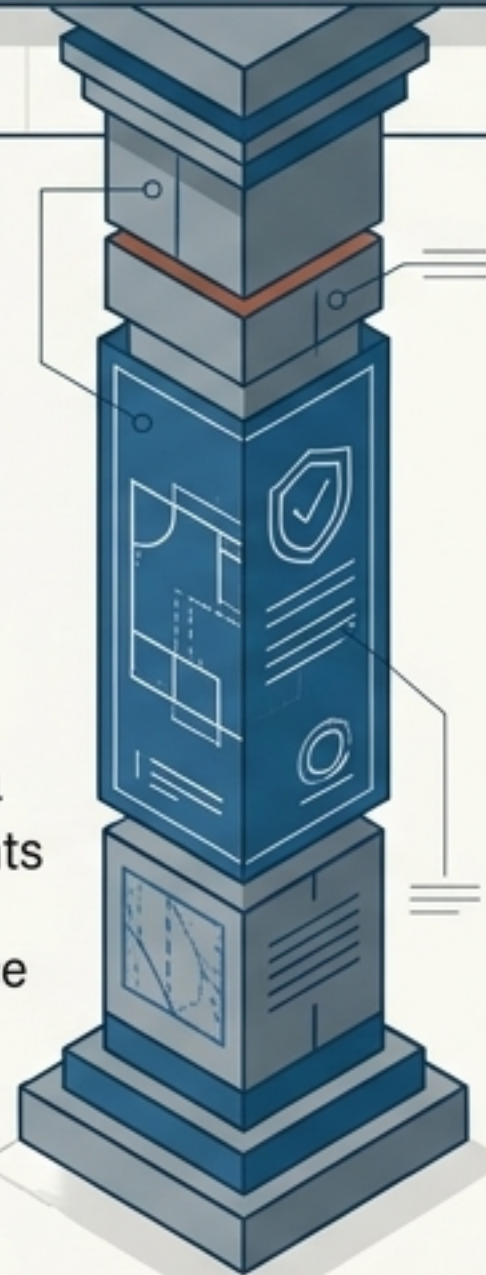
## Material Supply Chains

Sustained high costs for petroleum-based products like asphalt shingles and synthetic underlayment.



## Strict Building Codes

California's Title 24 energy requirements demand higher-performance materials and meticulous installation.











## Labor & Liability

High demand for skilled labor tied to California Department of Industrial Relations prevailing wage data, plus heavy contractor insurance burdens.



# 2026 PROJECT COMPARISON MATRIX

NORTH PARK CRAFTSMAN	CARMEL VALLEY SPANISH	OCEAN BEACH DUPLEX
 <b>Profile</b> 1,600 sq ft (1920s bungalow).	 <b>Profile</b> 3,400 sq ft (1990s home).	 <b>Profile</b> 1,400 sq ft (low-slope).
 <b>Scope</b> Full tear-off (2 layers), 5 sheets rotted plywood replaced, Title 24 asphalt shingle.	 <b>Scope</b> Lift-and-relay existing concrete tile to replace failed underlayment, major fascia repair.	 <b>Scope</b> Tear-off, 2-ply modified bitumen (torch-down), coastal corrosion- resistant fasteners.
 <b>Time &amp; Cost</b> <b>4 weeks / \$19,500.</b>	 <b>Time &amp; Cost</b> <b>6 weeks / \$38,000.</b>	 <b>Time &amp; Cost</b> <b>3.5 weeks / \$16,800.</b>

## Schedule Compressors (Homeowner Control)



1. Submitting HOA applications before contractor scheduling.



2. Locking material/color decisions before the contract is signed.



3. Pre-clearing the job site (moving patio furniture, vehicles, fragile items).



## Schedule Expanders (The House & Nature)



1. Discovering multiple layers of old roofing (code allows max two).



2. Extensive structural rot requiring days of carpentry.



3. Safety shutdowns due to Santa Ana winds or winter rain.

The National Association of Home Builders (NAHB) Remodeling Market Index recommends a **10 to 15 percent** contingency for renovations in homes over 30 years old.

$$\left[ \begin{array}{c} \text{Base} \\ \text{Contract} \\ \text{Price} \end{array} \right] + \left[ \begin{array}{c} 15\% \\ \text{Structural} \\ \text{Contingency} \end{array} \right] = \left[ \begin{array}{c} \text{Your True} \\ \text{Project} \\ \text{Budget} \end{array} \right]$$



Your roof is not the place to skip this. If the wood deck is rotted, the contingency protects your project timeline.

# “If it’s not in writing, it’s not in the plan.”

- Scope-lock date for all material selections
- Anticipated DSD permit application & issuance dates
- Material delivery and dumpster drop-off schedule
- Hard start date for tear-off
- Scheduled in-progress (sheathing) city inspection
- Scheduled final city inspection
- Final site cleanup and dumpster removal date

**A detailed, written schedule proves you are working with a professional who builds around compliance, not just installation.**