

ROOFING MATERIALS GUIDELINE

There is a broad range of roofing materials acceptable in Genesee. The most common types the ARC is approving at this time are asphalt composition and stone coated steel. We also approve tile, however they are not as popular due to weight, cracking, snow loading and higher cost.

The ARC has guidelines when selecting asphalt composition. The Architectural Standards state asphalt composition will be high definition. The ARC interprets high definition to be at least .465 inches thick along the bottom edge when measuring 3 plies of shingles together. Asphalt composition that measures less than .465 inches will be disapproved. Some examples of roof materials that meet or exceed this requirement and will be approved are listed as follows:

Certain Teed - Presidential
Certain Teed – Presidential TL
Certain Teed – Presidential AR
Certain Teed – Presidential IR
Certain Teed – Grand Manor
GAF/Elk – Timberline Prestique **Plus** High Definition
(These all-meet Jefferson County fire requirements)

Generally the ARC will only approve the highest quality level of roofing material from the above listed manufacturers.

Some examples of asphalt composition that do not meet the Architectural Standards for high definition and are not being approved are listed as follows:

Tamko – Heritage Series
Owens Corning – Oakridge Series
Elk – Prestique High Definition
Malarkey – Legacy Series
Certain Teed – Landmark

Stone coated steel is currently made by 2 manufacturers, Decra and Gerrard. At the present time all of these products meet the Architectural Standards for high definition and are being approved.

All tile roofs currently meet the Architectural Standards for high definition. A structural engineer should check your home before installing tile. Some Genesee homes will not support the weight of tile.

Please keep in mind; the ARC looks at every roof replacement on an individual basis. In addition to ‘high definition’, we also require the roof color to be compatible to the house color. We also do not want 3 or 4 homes adjacent to each other with a same type and same color roof. The ARC also realizes that roofing manufacturers are adding new roofing products and dropping others. Therefore new products will be evaluated and approved if they meet the Architectural Standards.