



Technical Bulletin

FH 2023-03

First Release:

April 3, 2023

Prepared by:

FORTIFIED Technical Team

Applicable Standards:

FORTIFIED Home™–Hurricane

FORTIFIED Home™–High Wind

Applicable Designation Level:



Eligibility and Compliance of Accessory Roof Structures

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Introduction

Accessory structures include, but are not limited to sunrooms, patio covers, porches, carports, and pergolas that are connected to the home. If the roofs of these types of accessory structures are connected to or integrated with the main roof cover, then their potential for failure in a high wind event puts the main roof cover at increased risk of failure due to the connection of the two roofs.

Accessory roof structures can affect a home's eligibility for FORTIFIED, if they are tied into the main roof or prevent FORTIFIED requirements from being installed on the main roof. This Technical Bulletin outlines pathways to success and clarifies important FORTIFIED eligibility limitations for homes with accessory roofs.

Eligibility

As described in [FORTIFIED Technical Bulletin FH 2022-02](#), a home's main roof cover (including any roof over livable space or attached garages) is required to meet FORTIFIED Roof – New Roof requirements. Any accessory roof not over livable space that ties into the main roof cover is also required to meet FORTIFIED Roof – New Roof requirements. If the installation of these requirements cannot be met and documented, then a home will not be eligible to receive a FORTIFIED Roof – New Roof designation and may only be eligible for a FORTIFIED Roof – Existing Roof designation.





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Therefore, any time an accessory structure is present and ties into, or close to, a main roof area, it is necessary to determine **in advance** if there is a potential conflict that might affect the roof's eligibility for FORTIFIED. Guidance provided in this technical bulletin is limited to accessory roof structures NOT over livable space as described in the specific use cases below:

Accessory Roof Completely Separate from Main Roof

An accessory roof may be considered completely separate from the main roof if adequate vertical separation between them exists so that:

- there is no overlapping (touching) of material.
- the accessory roof, including flashing, will not interfere with the installation of FORTIFIED Roof components on the main roof, such as proper edge detail requirements.

Figure 1 shows an accessory roof that is completely separate from the main roof. *Accessory roofs that are completely separate from the main roof are not required to comply with FORTIFIED requirements for the Roof level of designation per FH 2022-02. All FORTIFIED Roof documentation for the **MAIN ROOF COVER** must be provided to IBHS including photographs that **clearly show the separation of the two roofs**. Documentation photos must show that edge detail requirements have been installed on the main roof.*

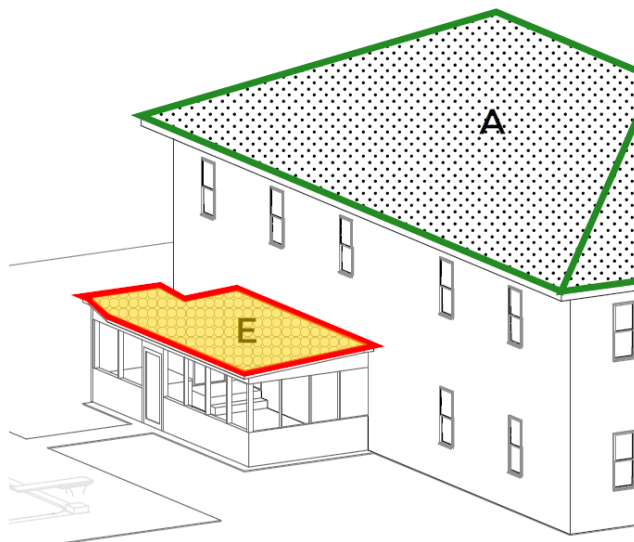


Figure 1. Exterior roof not over living space or tied into main roof cover (ref. FH 2022-02)





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Accessory Roof Tied into Main Roof

If any roof (low slope, accessory or other) is connected to or integrated with the main roof cover, then **BOTH roofs must meet FORTIFIED Roof – New Roof level requirements with the required documentation for each provided to IBHS.** Figure 2 shows an accessory roof cover that is tied into the field of the main roof cover.

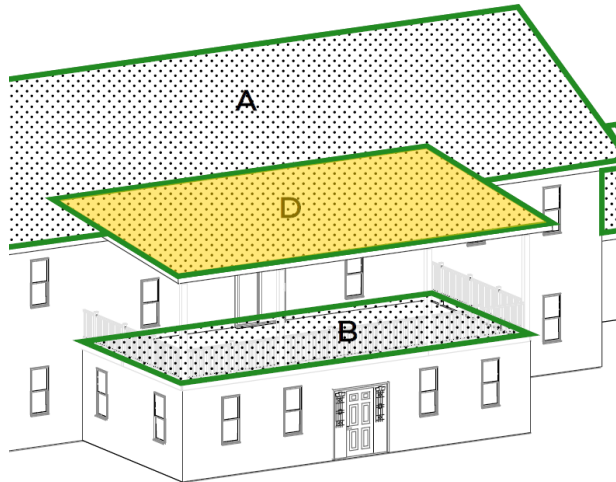


Figure 2. Any roof type that ties into the main roof cover (ref. FH 2022-02)

Accessory Roof Meets Main Roof at Eave/Edge

Figures 3 and 4 show examples of conditions where an accessory roof meets the main roof at the eave/edge. When conditions like this are encountered in FORTIFIED evaluations, **this should be a red flag to roofers and evaluators** that additional information must be obtained along the intersection of the two roofs to determine FORTIFIED eligibility and compliance.



Figure 3. Example of accessory roof that meets main roof at eave.





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Figure 4. Example of accessory roof that meets main roof at eave.

If it is documented that all FORTIFIED edge detail requirements have been installed on the main roof - *including along the portion of the roof edge adjacent to the accessory roof* - then the home is eligible for the FORTIFIED Roof – New Roof designation.

If the presence of the separate accessory roof prevents installation or documentation of FORTIFIED edge detail requirements on the main roof, then the home is only eligible for the FORTIFIED Roof – Existing Roof designation.

Figure 5 illustrates a condition where the accessory roof prevents FORTIFIED edge details from being installed on the main roof and is therefore not eligible for the FORTIFIED Roof – New Roof level of designation. However, this condition is eligible for the FORTIFIED Roof – Existing Roof designation.

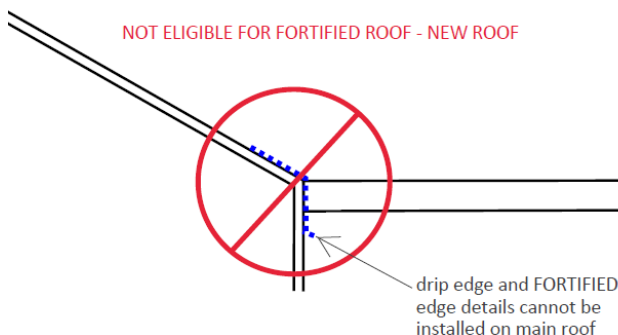


Figure 5. Not eligible for FORTIFIED Roof – New Roof: Accessory roof prevents installation of edge details on main roof





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New Roof vs. Existing Roof

The **FORTIFIED Roof - New Roof** level of designation is appropriate for new construction or re-roofing projects where all New Roof requirements listed in section 4 of the 2020 FORTIFIED Home Standard have been met, installed, and documented as compliant. These requirements include appropriate wind rating and proper installation of the roof cover.

The **FORTIFIED Roof – Existing Roof** level of designation outlined in section 3 of the 2020 FORTIFIED Home Standard is appropriate for existing homes deeming to comply without re-roofing (i.e. utilizing installation of closed-cell spray foam). However, the Existing Roof level of designation can also be applicable for homes with newly installed roofs where the roof cover wind rating or installation is not verified.

Process for Existing Roof Consideration in FOCUS 2.5

For a new construction or re-roofing project to be considered for an **Existing Roof** designation, enter the project as a **New Roof** evaluation in **FOCUS 2.5** so that all roof deck fastening, and sealed roof deck documentation can be collected. If desired, evaluators can enter messages in the “Evaluator Notes” field to alert the IBHS audit team that Existing Roof designation is desired for consideration. The documentation provided will be reviewed by the FORTIFIED team and if possible, an Existing Roof designation may be issued.

Compliance Verification Requirements

Roof Condition 1:

- For an accessory roof that is completely separate from the main roof, all FORTIFIED Roof documentation for the main roof cover must be provided to IBHS including photographs that clearly show separation of the two roofs.

Roof Condition 2:

- For any roof (low slope, accessory or other) that is tied into the field of the main roof, BOTH roofs must meet FORTIFIED Roof – New Roof level requirements with the required documentation for each provided to IBHS to be eligible for New Roof.





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Roof Condition 3:

- For an accessory roof that meets the main roof at the eave/edge, documentation that edge detail requirements have been installed on the main roof, **including along the portion of the roof edge adjacent to the accessory roof**, is required to be eligible for a FORTIFIED Roof – New Roof designation. If this cannot be documented, then the roof will only be eligible for FORTIFIED Roof - Existing Roof.
- If applicable, provide any engineering designs for roof modifications and associated documentation that the installation complies with the engineering design. All documentation may be added with the drip edge installation photos.

Silver and Gold:

- For Silver and Gold levels of designation, all documentation required for Attached Structures and Continuous Load Path must be provided as applicable for the accessory structure(s).

Additional References

For additional guidance, refer to the following:

- [FH 2022-02 “FORTIFIED Home Definition of “Roof” for FORTIFIED Roof Designations](#)
- [2022-02 FORTIFIED Roof Identification](#)
- [2020 FORTIFIED Home Standards](#)
- [FORTIFIED Home Documentation Requirements](#)
- [FORTIFIED Legal Disclaimer](#)

