

HDROA Roofing Requirements

April 19, 2015

In High Desert, all roofs must comply with the architectural requirements in the Guidelines for Sustainability. Roofing must receive approval by the Modifications Committee before installation. The pertinent sections in the Guidelines are Colors and Roofing.

Homes in High Desert must comply with the following color and light requirements from the Guidelines dated 23 September 2014:

- 1) Roof surface color should be as dark or darker than the building's exterior. All roof surface materials must have a Solar Reflectance Index (SRI) of 50 or less.
- 2) Roofing materials that do not meet the color standard above may meet the requirements by coating with elastomeric coatings or paint with a Light Reflective Value (LRV) of 40 or less.
- 3) A roof color lighter than the building's exterior is allowable if the building's exterior is a very dark color and restrictions for the SRI or LRV requirements stated above are met.

White roofing material in High Desert is unacceptable because the SRI of a white roof is 100. Other unacceptable roofing materials are asphalt and fiberglass shingles, barrel tiles, extruded "S" shaped tiles, wood, and rolled roofing material on pitched roofs.

Before doing any re-roofing work, residents must apply to the Modifications Committee. Provide the roofing specifications with accompanying samples. Specify the SRI of the proposed roofing material and the LRV for the roof coating. Include the manufacturer's product name and color name/code.

The Modifications Committee meets monthly according to the schedule on the High Desert website to consider these requests. Do not schedule any roof work before receiving approval of your Modifications Committee request. Residents will receive a fine for not complying with the High Desert roofing guidelines.