

Approval Process for Roofing Materials

The following is the approval process for roofing materials proposed for use on homes in the Bonita Highlands community:

1. Homeowners shall provide to the BHHA Board of Directors physical samples of products for which approval is being sought, along with the manufacturer's specification sheets.
2. The Board will provide the submitted samples and specification sheets along with installation procedures to the Bonita-Sunnyside Fire Chief and request that an assessment be made as to whether the product and its recommended installation materials and procedures meet with the current fire codes for Southern California roofing, especially in this area of San Diego County.
3. If disapproved by the Fire Chief, the product will be disapproved by the Board.
4. If the product is approved by the Fire Chief, the Board will further review the sample(s) and specification sheet(s) to determine whether the product will conform to the higher standards of appearance, durability (as advertised), and quality (as advertised) which are consistent with the existing homes in the Bonita Highlands. Aspects of the manufacturer's status in the building material community may be considered, such as whether the manufacturer belongs to nation-wide manufacturer organizations (e.g., National Tile Roofing Manufacturers Association, Committee for Firesafe Dwellings). Stated warranties (limited or otherwise) may also be considered as to whether they are transferable upon sale of the home.
5. Asphalt shingle products will not be approved.
6. Roofing material will not normally be approved if the material has not been on the market for 10 years and has not been approved by the International Conference of Building Officials (ICBO).
7. After the above considerations have been made, 3 of 5 Board members must agree that the submitted roofing product is acceptable for use in the Bonita Highlands.
8. Upon approval, the homeowner will be advised, in writing, that the product is approved for use and such shall be identified in the minutes of the next BHHA Board meeting. Rejection of products shall also be identified in writing to the homeowner, with reasons stated, and such shall also be identified in the minutes of the next BHHA Board meeting.
9. Approved materials and/or products will be identified in the next revision of the BHHA's "Structural Change Request" form.

Communications with homeowners and on the "Structural Change Request" forms shall note that: (a) approval of new roofing products by the BHHA Board of Directors only confirms that a product's fire rating is acceptable to the Bonita-Sunnyside Fire Chief; (b) a product's outward appearance (when properly installed) contributes to the quality appearance expected of Bonita Highlands homes; (c) the BHHA Board of Directors makes no claim relative to the durability, reliability, or longevity of the newly approved product; (d) homeowners are solely and wholly responsible for ensuring that any roofing product being installed is adequately warranted for wear and longevity.