

Drive through almost any older neighborhood in San Diego and you will see tile roofs doing a lot of the visual heavy lifting. They give homes a familiar regional look, and many owners understandably focus on the part they can see from the street: the tile itself. That is usually where the conversation starts during a roof replacement. People ask whether the color should stay the same, whether broken pieces can be swapped out, or whether a different profile would change the look of the house.

The more important conversation is usually happening underneath.

A tile roof is not just a layer of visible pieces set on top of a house. California's code framework treats it as a roof assembly, and that matters because the assembly includes the underlayment. The tile has to be installed according to manufacturer instructions, including requirements tied to roof slope and underlayment. Code also points to approved underlayment options for tile roofs and references steep-slope underlayment standards. In plain language, the part no one sees is part of the actual roofing system, not an optional extra.

That distinction matters anywhere, but it matters even more in San Diego, where homeowners often keep tile roofs for a long time and may not realize that the visible tile and the concealed layers below can be on very different timelines.

## **The hidden part of a tile roof does the serious work**

A lot of homeowners assume the tile itself is the roof. It is more accurate to say the tile is the exposed covering, while the underlayment is part of the assembly that has to be selected and installed properly. If you are planning roof installation on a new structure or looking at roof replacement on an existing home, that is the place to slow down and ask better questions.

The reason is simple. A roof system is judged by how it performs as a system. California code does not separate tile from the rest of the assembly in the way many homeowners do. It requires tile roofs to follow manufacturer instructions, and those instructions include underlayment and slope requirements. Code also requires the underlayment to come from approved options. So when someone talks about "just reusing the tile" or "only replacing what's cracked," the right next question is whether the rest of the assembly is still appropriate for the scope of work.

That is not a sales pitch. It is a practical way to think about risk.

I have seen homeowners focus on the visible pieces because visible damage feels real. A displaced tile catches the eye. A faded tile catches the eye. Underlayment does not. Yet when a project moves beyond a small, in-kind repair and starts to look like reroofing or roof-covering renewal, the hidden layer becomes central, because that is where code compliance, water protection, and long-term performance meet.

## **Why San Diego owners often miss the issue**

San Diego has a lot of homes where tile has been part of the original design for years or decades. That long service life creates a strange blind spot. The roof can still look broadly intact from the ground, so the owner assumes the whole system is still in the same condition. That is not always a safe assumption.

A tile roof can present one story from the street and another story once work starts. The city's permitting guidance draws a practical line between limited, in-kind repair work and broader reroofing or roof-covering renewal. Some in-kind roof repair or replacement can be exempt in certain cases. Once the project becomes a larger reroof, permit requirements and code compliance come into play. In San Diego, reroofing generally

requires a permit, and the city states that its rules follow the California Building Code or Residential Code as amended locally.

That is why underlayment becomes more than a technical footnote. If the project is truly a small repair, the conversation may stay narrow. If the project is a roof replacement, the question is no longer just whether the tile can go back on. The bigger question is whether the roof assembly, including the underlayment, meets the requirements that apply to the work being done.

Homeowners are often surprised by that shift. They think they are budgeting for tile handling and a few repairs. Then they learn that the legal and practical scope of the job is broader.

## **Permit questions are really scope questions**

Most roofing confusion starts with one issue: owners use the word “repair” loosely, while the city and the code framework use it more precisely. If a contractor or owner describes a job as a repair, that does not automatically make it one for permit purposes.

San Diego’s guidance is useful here because it recognizes a dividing line between limited, in-kind work and reroofing or roof-covering renewal. That dividing line matters because reroofing generally requires a permit. It also matters because older buildings can trigger special permit or historic review issues, and replacing wood shakes or wood shingles with certain heavier roofing materials can affect permit requirements.

Even if your home already has tile, those details are a good reminder that roofing work is not judged solely by appearances. The city is looking at the nature of the work and whether the roof assembly being renewed must comply with current rules. Underlayment sits right in the middle of that analysis because it is not decorative. It is part of the regulated roof assembly.

If you are a homeowner planning roof replacement, one of the best questions you can ask early is not “Can you save the tile?” but “How are you defining the scope of work for permit purposes, and what does that mean for the underlayment?” That question gets you much closer to the real job.

## **Tile gets the attention, slope and underlayment decide the details**

California code requires tile to be installed according to manufacturer instructions, and those instructions include slope and underlayment requirements. That is more important than it may sound. Homeowners tend to think of tile as a single roofing category, but code treats installation details as conditional. The roof slope matters. The approved underlayment matters. The assembly has to be matched to the actual conditions of the roof.

That has two practical consequences.

First, the idea of a “standard” tile roof can be misleading. Two homes can both have tile and still require different installation details depending on slope and the product being used.

Second, underlayment is not a generic background material. It is a code-relevant component selected from approved options, tied to the roof type and installation instructions. If someone talks about it as though it barely matters, that is a sign to keep asking questions.

A good roof installation conversation should sound a little less like product shopping and a little more like assembly planning. You want to know what the roof slope is, what tile product is being used or reinstalled if appropriate, what manufacturer instructions govern the work, and what approved underlayment option applies. Those are not fussy details. Those are the job.

# Where homeowners get into trouble

The most common mistake is not malicious. It is a budgeting mistake. An owner sees intact tile and assumes the expensive part has already been paid for by a previous generation. The thinking goes like this: if the tiles are still there, maybe the job is smaller than it looks.

Sometimes that assumption can survive a limited, in-kind repair. Sometimes it cannot survive the facts on the roof.

A broader roof replacement changes the conversation because the roof assembly, not just the visible covering, comes under review. Code compliance does not stop at the tile. That is the practical reason underlayment matters so much. If you ignore it at the estimating stage, you risk misunderstanding the scope, the permit path, the schedule, and the final cost.

There is also a sequencing issue that many owners never consider until work starts. Code materials emphasize protecting roof assemblies from water intrusion and keeping roof drainage functional during construction. That principle sounds obvious, [roof installation process](#) but it has teeth. Once roofing work is underway, the roof has to be managed as an active assembly, not as a cosmetic project. If drainage or water protection is not handled properly during construction, the homeowner can pay for that mistake long before the finished roof has a chance to prove itself.

Underlayment matters here as well because roofing is not just about what the house looks like when crews leave. It is also about how the assembly is protected while the work is happening.



## Low-slope sections are where assumptions really break down

Many San Diego homes are not one simple roof shape from edge to edge. Even when the main roof is tile, parts of a house may have lower-slope sections, additions, patio covers, or other transitions that do not behave the same way. This is where vague conversations become expensive.

For low-slope roofs, modified bitumen is a common system, and torch-down roofing is one way those modified bitumen sheets are installed using a propane torch. That type of system is used on flat or low-slope roofs. The

code framework for low-slope membrane roofs emphasizes drainage, and single-ply membrane roofs, for example, must have at least a quarter inch in twelve slope for drainage.

Why bring up low-slope systems in an article about tile? Because homeowners often think “my house has a tile roof” and miss the fact that part of the roof assembly may not be tile at all. Or the house may have transitions where roof design and drainage become especially important. If a project includes both steep-slope tile areas and low-slope sections, the underlayment and roof covering discussion gets more **roof replacement** technical, not less. One roofline can contain more than one roofing approach.

That matters during roof replacement because the scope should reflect the actual roof geometry, not a simplified label. A contractor who treats the whole house as though it has one uniform condition may be overlooking the places where failures tend to concentrate. A homeowner who asks about the visible tile but never asks how transitions, drainage, and low-slope areas are being handled is not getting the full picture.

## Questions worth asking before work begins

A short list can help here, because these are the places where misunderstandings usually show up.

1. Is the project being treated as a limited, in-kind repair or as reroofing/roof-covering renewal?
2. Will a permit be required for this scope of work in San Diego?
3. What manufacturer instructions apply to the tile installation, especially for slope and underlayment?
4. Which approved underlayment option is being used for the tile roof assembly?
5. If the house has any low-slope sections, how will drainage and the roofing system there be addressed?

None of those questions are confrontational. They are clarifying. Good contractors should be able to answer them plainly. If the answers stay fuzzy, the homeowner is probably still being sold a surface treatment rather than a roof assembly.

## Underlayment is where good judgment shows up

Roofing is full of products, but the real difference between average work and thoughtful work is judgment. Judgment shows up in how the roof is evaluated, how the scope is defined, and whether the hidden components are treated as essential or incidental.

In tile roofing, that judgment often surfaces in the underlayment conversation. A homeowner may be emotionally attached to preserving the original appearance of the home. That is understandable. Tile contributes a lot to curb appeal. But preserving appearance without addressing the actual assembly can be shortsighted if the work has moved into roof replacement territory.

The better approach is to separate the goals. One goal is preserving or restoring the look of the roof. The other is delivering a compliant, durable roofing assembly for the scope of work being done. Those goals can align, but they are not the same thing. When owners confuse them, they tend to overvalue what can be seen and undervalue what makes the system perform.

There is also a timing issue. Underlayment does not become important only after a leak or only after visible damage spreads. It matters before that, while decisions are still cheap. Asking the right questions before contract signing is far less painful than discovering mid-project that the roof needs a broader renewal approach than expected.

## Older homes add another layer of complexity

San Diego has plenty of older properties, and roofing work on older buildings can trigger special permit or historic review issues. That does not mean every older tile-roof home faces the same process, but it does mean owners should not assume a straightforward roof replacement will be treated the same as a newer home in every case.

That is another reason to think beyond the tile. On older homes, the roof often intersects with architectural character, permit review, and material choices in ways that are not obvious from the driveway. Even a homeowner who only wants to “replace what is worn out” may find that the project raises broader questions.

This is where underlayment becomes part of a larger theme. Hidden components are often where old-house projects stop being simple. The visible parts may suggest continuity, while the concealed parts determine what current requirements are triggered by the scope of work. That is not unique to roofing, but roofing makes it especially clear.

## **A practical way to think about roof replacement**

If you are staring at estimates and trying to make sense of them, it helps to reframe the whole project. You are not buying tile by the square foot. You are buying a roof assembly that has to make sense for the actual work being done, under the actual local rules that apply.

That means a lower estimate is not automatically a better estimate if it glosses over scope, permit status, manufacturer instructions, or underlayment selection. It may simply be describing a smaller job than the one you need. On the other hand, a larger estimate is not automatically better either. What matters is whether the proposal clearly matches the roof conditions and the code framework that applies in San Diego.

A useful comparison method is to look for alignment in four areas:

|                                                 |                                                    |     |                         |                                                                |                                             |                          |
|-------------------------------------------------|----------------------------------------------------|-----|-------------------------|----------------------------------------------------------------|---------------------------------------------|--------------------------|
| What to compare                                 | Why it matters                                     | --- | ---                     | Scope definition                                               | Distinguishes repair from broader reroofing |                          |
| Permit assumptions                              | San Diego generally requires permits for reroofing |     | Tile installation basis | Must follow manufacturer instructions, including slope details |                                             | Underlayment description |
| Must use approved options for the roof assembly |                                                    |     |                         |                                                                |                                             |                          |

That table may look basic, but it catches a surprising amount. If two estimates are far apart, the difference often starts there.

## **The roof you see is only part of the roof you own**

Homeowners are naturally drawn to visible materials. That is true with kitchens, flooring, windows, and roofs. But tile roofing in San Diego is one of those categories where the concealed work deserves more respect than it usually gets.

The code framework makes that plain. Tile is not a standalone shell. The installation has to follow manufacturer instructions, including slope and underlayment requirements. The underlayment itself has to be selected from approved options. Broader reroofing in San Diego generally requires a permit, and the nature of the work, not just the homeowner’s label for it, shapes what rules apply.

That is why the underlayment matters so much. It sits at the intersection of performance, compliance, and scope. Ignore it, and a tile roof can be misunderstood from the first estimate. Take it seriously, and the whole project gets clearer. You ask better questions. You compare bids more intelligently. You spot the difference between cosmetic thinking and assembly thinking.

For a homeowner planning roof installation or roof replacement, that shift in perspective is valuable. The visible tile may be what made you love the house. The underlayment is what reminds you that a good roof is more than what the street can see.