



2880 International Circle Colorado Springs, CO 80910

Building A Better Community  
Thru Education and Enforcement



# “CAN WE TALK?”

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Regional Building Department

The ‘GOLD RUSH’ of 2010 is on and prospectors from all over the country and south of the border are flooding El Paso County to strike it rich. The gold is granular and is not found under ground but on your roof. There have been 13,500 residential reroof permits sold this year and probably an additional 1,000 or more homes may have been reroofed without permits. As roofing activity increases the complaints about roofing contractors escalates as well.

Here are a few of the most common problems I’ve been hearing about:

**Scenario #1:** *“I gave the roofing contractor \$8,000 three months ago and I still don’t have a roof.”* We recommend that you never pay the full contract amount for work before the work is complete and has passed the final inspection by RBD.

**Scenario #2:** *“My roofing contractor tore off my roof and put on tar paper two months ago and they never came back to install the shingles.”* Recently, calls are coming in that the roofing contractors aren’t paying the subcontractors doing their installation so they’ve stopped working for them.

**Scenario #3:** *“My roof was installed and then I received a certified letter from RBD that my roof was installed with no reroof permit.”* There are many roofers out there that are not licensed with RBD and, therefore, aren’t allowed to buy a permit. Before you sign a contract to have work done on your home that requires a permit call our office 327-2880 to see if the company you are considering is licensed with RBD to perform the work and purchase the required permit.

**Scenario #4:** *“My roof didn’t pass inspection because I guess I need something called Ice and Water shield.”* In El Paso County any residence being reroofed that is located at or above 7,000 ft. in elevation requires Ice and Water Shield be installed at the eaves and extending 2 ft. beyond the heated wall line. Many roofers new to the area may not be

aware of this requirement. We use Google Earth as the final word for the elevation of your house.

**Scenario #5: *"I paid the contractor in full for my new roof, now the people that did the work and the dumpster company have both come to my door saying they have not been paid for the work and may have to file a mechanics lien against my house."*** We've been receiving more and more of this type of call lately. We would recommend that you require the contractor to provide a lien release at the time of final payment that would give you some protection. When this occurs we also suggest you contact the District Attorney's office with all of your documentation. They are very busy, but if there are numerous complaints against the same contractor they might file charges. We also recommend that you contact the Better Business Bureau about the problem.

The types of calls listed above are both very troubling to us and, unfortunately, are now coming in almost daily. However; you can avoid being taken advantage of by doing a few simple things:

- Don't sign anything before calling our office to see if the contractor is licensed to work in our community.
- Don't let a door to door salesperson pressure you. Hail damage will not make your roof leak in the short term, typically not for years. So take the time to make smart choices about who you let work on your house. Get more than one estimate before awarding the contract.
- Don't pay the full contract amount for work in advance.
- Insist on proof of liability insurance before you let anyone on your roof and call the insurance provider to verify the coverage.
- Ask for local references and contact the references provided.

Your home is your biggest investment with the roof being one of the most important parts of the building envelope.

Look at it this way, if you will spend at least as much time choosing your contractor as most of us spend picking out a new television you should be okay.

Submit your questions to: [terryb@pprbd.org](mailto:terryb@pprbd.org) or mail to: Pikes Peak Regional Building Department  
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