

Roofing Permit & Inspection Information

The following information is provided as a public service and is intended to update procedures and clarify aspects of the code. This information does not change or replace the Code, adopted as law to provide minimum standards to protect the public health and safety. Reference the adopted Codes.

COLORADO SPRINGS REQUIRES CLASS A ROOFING MATERIALS — The city of Colorado Springs requires either Class A roofing or class A assembly for new and replacement residential roofing per City Ordinance 02-174. Wood shakes and shingles are banned with the exception of roofing repairs that total no more than 25 percent of the roof surface.

ENGINEERING LETTER REQUIREMENT — If the replacement roofing materials weigh in excess of 6.6 pounds per square foot, an engineering letter is required. The letter, signed and stamped by a structural engineer licensed by the state of Colorado, must verify that the building and roof structure can sustain the additional weight of the dead load of the roof covering. Provide a copy of the engineering letter to the inspector at the first inspection.

TWO INSPECTIONS FOR METAL, STEEL, CONCRETE & CLAY TILE ROOFING INSTALLATIONS — When using steel or metal products, concrete and clay tile roofing materials, RBD performs the following two inspections:

1. Request the first inspection after the underlayment and batting strips are installed. Do not stack materials on the roof until completion of the first, preliminary inspection.
2. Call for the final inspection after the steel, concrete or clay roofing product is installed.

INSTALLATION OF 3-TAB SHINGLES — As a reminder, 3-tab shingles weighing less than 240 pounds per 100 square feet can only be installed from May 1 - October 31. The 3-tab shingles require warmer temperatures to activate the self-sealing adhesive. However, 3-tab shingles weighing 240 pounds per square or greater can be installed throughout the year.