

REROOFING GUIDELINES

This information is a summary of reroof requirements. In addition to the information in this handout, you must refer to the currently adopted codes for the complete requirements.

- It is a violation of Code for any person to contract or perform reroofs (or repairs more than 100 square feet) without a license unless you own the residential property and it is your primary residence.
- Roofing contractors are NOT permitted to repair, install, service, or replace ventilation pipes.
- Elevation of the property is listed on the permit receipt. Properties that are above 7,000 ft elevation require an ice barrier to be installed. This barrier must consist of at least two layers of underlayment cemented together OR of a self-adhering polymer modified bitumen sheet extending from the eave's edge to a point of at least 24 inches inside the exterior wall line of the building.
- Two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.
- Asphalt roofing material is not permitted to be installed on a roof pitch less than 2:12.
- Stocking of roofing materials (driveway or roof) is considered the start of a project. Stocking materials prior to a permit being issued is not allowed. Violations shall result in a triple permit fee and a stop work order being issued.
- Our inspectors carry 16ft extension ladders. Buildings taller than one story must have a ladder provided by the contractor. The ladder may be left at the property or you may leave a phone number for the inspector to call for access. Access to the roof is the responsibility of the contractor and failure to do so may result in a trip fee.
- Reroof permits are not required to be posted at the property.
- Typical asphalt roofing materials on residential homes do not require a mid-roof inspection.
- Drip edge is not required on residential homes at this time.
- Shingles weighing less than 240 lbs per square cannot be installed from October 31 to May 1.