



Neighborhood Services Department
Building Safety Division

4430 South Adams County Parkway, 1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6825 FAX 720.523.6967

RESIDENTIAL ROOFING REQUIREMENTS

- Residential roofing shall be installed in accordance with the *2012 International Residential Code*, and manufacturers' installation instructions.
- A replacement of less than one (1) square (100 sq.ft.) is considered a repair and does not require a permit.
- A partial replacement of asphalt shingles will not be allowed. If replacement is more than one (1) square, and a permit is required, each slope containing the damaged shingles shall be completely replaced. Roofs may contain different types of roofing materials provided that the transition interface of the different materials is made at a ridge, hip, or an open valley.
- It shall be the responsibility of the contractor or installer to provide an OSHA approved ladder setup in accordance with OSHA standards (3 rungs above the roof line and tied off and secured to the structure). On two story roofs, and where the use of two separate ladders is needed, there must be two ladders setup and secured in accordance with OSHA standards
- The maximum number of layers of roofing permitted is two (2)*.
***Although Building Code allows additional roofing to be applied with stipulations, check with the roofing manufacturer for your specific product, as some manufacturers will not warranty an overlay.**
- The maximum number of layers on a flat roof is one (1), or must have engineers letter on the additional weight of the roofing being installed.
- The replacement from asphalt shingles to a tile roof will require engineer's approval of the roof framing being suitable to withstand the additional weight of the tile.
- All asphalt shingles installed in Adams County must bear the ASTM D 3161 rating. The wind speed rating for Adams County is 90 mph.**
**** As long as the shingle meets ASTM D 3161, it is acceptable to be installed. Installations of 3-Tab shingles require a copy of the invoice showing brand and type of shingle purchased, and the manufacturers' specifications be onsite with the permit card for final inspection of the roof. You may also use a left over bundle as the packaging will have the information on it**
- Installation of ice and water shield is not required in Adams County. If installed, it must meet the installation requirements set forth in the *2012 International Residential Code* and the manufacturer's installation instructions.

- Drip edge flashing is required at eaves and along the rake of the roof. The drip edge flashing must extend over the roof sheathing at the fascia. Minimum drip edge size is 2 inches.
- Shingles are not permitted to be installed on any roof slope of less than 2:12. (2" vertical for every 12" horizontal)
- Asphalt shingles must be installed over solidly sheathed decks. Any spacing in plank decking must be sheathed in accordance with the *2012 International Residential Code*, and or the shingle manufacturers' installation instructions. All joints and seams of the new plywood must break over the trusses or rafters and be secured using fasteners permitted by Table 602.3.1 of the 2012 International Residential Code.
- Proper roof ventilation must be installed per the 2012 International Residential Code.
- Fasteners used for the installation of asphalt shingles must be in accordance with the *2012 International Residential Code* and the manufacturers' installation instructions. Minimum size is 12ga. shank with a minimum 3/8" diameter head, and must penetrate a minimum of 3/4" into the sheathing. If the roof sheathing is less than 3/4", the fasteners shall penetrate through the sheathing.
- A minimum of two layers of 15# felt shall be installed on a roof slope of less than 4:12. For roof slopes from 4:12 and greater, a minimum of one layer of 15# felt is required.
- Valley lining and materials shall be in accordance with the *2012 International Residential Code* and the manufacturers' installation instructions for the type of roofing material being installed.
- Required inspections as follows;

Sheathing Inspection:

All installations of new roof sheathing shall be inspected prior to the installation of any roofing materials. Sheathing must be installed and fastened to the structure in accordance with the *2012 International Residential Code*.

Final Inspection:

A final inspection is required for all roofing permits.

Shingles must be self sealed at the time of the final inspection.

All flashings and roof vents must be installed and complete.