



Commercial Roofing Requirements 2021 IBC

This is not a full list, please refer to the 2021 IBC for full requirements.

When is a roofing permit required?

A permit is required when decking is being replaced, different roofing materials will be installed, or more than 25% of roof covering is being replaced.

Information required at permit submittal for replacement of a commercial roof:

1. Installation instructions for the roofing system
2. Fire Classification of roofing material.
3. Height of Building
4. Insulation requirements (R-value) above or below deck.
5. Wind Classification

What is the adopted wind speed?

Commercial (IBC) Wind Speed (Wind speed based on the most current Colorado Front Range Gust Map - 700 yr occurrence) - Wind Speed shall be designed per the 2021 IBC - 1609.3. The EOR must design the structure based on the most current wind study map, the risk category of the structure and the type of structure.

Do I need a sheathing / mid-roof inspection?

A sheathing / mid-roof inspection is required for all commercial roofing projects.

Can I re-cover my roof?

Yes, **except** (Section 1512.2.1.1):

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Roof replacements shall include the removal of existing layers of roof coverings down to the roof deck.

Ice barrier is required for full replacements, but (Section 1512.2), where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507.5.4.

Flashing and drip edge are required for full replacements and re-covering of asphalt shingle roofs (Section 1512.5).

All roofing types for full replacement, re-covering, and repair are required to meet code section 1512, the general requirements of 1507 and any other code that may apply. ie. ventilation.