



Residential Roofing Fact Sheet Based on the 2021 IRC

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 residential roof:

1. Type of roofing material being installed, wind speed, class of shingle
2. Type of underlayment being installed
3. How many squares is the roof? (1 square = 100 sf)
4. Is decking being replaced? Are structural repairs required?

What is the adopted wind speed?

Residential (IRC) Wind Speed (Wind speed based on the most current Colorado Front Range Gust Map - 50 yr occurrence) - see IRC amendment

Do I need a sheathing / mid-roof inspection?

A sheathing / mid-roof inspection is required for any flat or specialty roof.

Can I re-cover my roof?

Yes, **except** (Section 908.3.1.1):

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 and re-covering of asphalt shingle roofs (Section 908.3), an ice barrier that consists of at least two layers of underlayment cemented together or of a self - adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches inside the exterior wall line of the building.

Flashing and drip edge are required for full replacements and re-covering of asphalt shingle roofs (Section 908.6), base and cap flashing, valley linings, and sidewall flashing should be installed prior to the shingles and according to the manufactures specifications. Drip edge is required at eaves and gables of shingled roofs, and should be installed below the roof sheathing, extending up the roof deck a minimum of two inches.