

ROOFING

Building Permit shall be posted on house prior to starting work. Any work started prior to obtaining a permit will result in additional fees.

City of Fort Lupton's adopted Code is the 2012 International Residential Code. All contents of this handout are substantiated in this Code. For personal verification of related code requirements you may go to iccsafe.org.

Roofing Contractor:

\$100,000.00 combined single limit liability insurance required. Certificate of insurance shall be submitted at time of application. The certificate shall identify the limits of the insurance, policy number, and name of insurance company, effective date, and expiration of the policy.

Also a copy of an endorsement requiring ten day's advance written notice to the City of Fort Lupton in the event of cancellation.

******Repair or replacement of less than 1 square (100 sqft) of shingles does not require a building permit.***

Design criteria: 30 lb. ground snow load. 115 mph wind speed exposure C.

ICE AND WATER SHIELD IS NOT REQUIRED. Drip edge is required on soffits, rakes, and gables unless rakes and gables already have a freeze board. Drip edge required per section R905.2.8.5 2012 IBC.

Tear-off: All roofing material shall be removed prior to new application (**except one (1) layer of asphalt shingles is allowed to have an additional layer of asphalt shingles applied**).

Underlayment: 4:12 slope and greater 1-layer of 15#. 2:12-3:12 slope 1-layer of 30#. Less than 2:12 slope requires modified bitumen. Low slope patio covers and accessory buildings require modified bitumen if dimensional shingles are used to match shingles on principal building.

Step Flashing: Required per section R905.2.8.3.

Plank deck underlayment is allowed if spacing does not exceed 3/8". Replace damaged or questionable roof sheathing.

Roof covering: Dimensional shingles. **3-tab shingles are not allowed.** Replace all pipe jacks and roof vents. Add roof vents where needed to meet code.

Fasteners: Per manufacturer's installation instructions and ASTM F 1667 to meet 115 mph wind exp. C.

Inspection: A mid-roof inspection is NOT required. Make sure permit card is available for the inspector. A secured ladder is required for each inspection. All shingles are expected to lay flat. Caulk all shiners i.e. roof jacks, roof vents, and ridge caps.

Prior to calling for inspection cleanup all debris in yard and on roof and clean out gutters and downspouts. Please allow two (2) working days for inspection to be completed. Inspectors will not walk roofs if outside temperature exceeds 75 degrees as to not track new application.