

Roofing

Roof Certification (required county-wide)

A Roofing Certification form must be filled out by the owner or contractor doing the work. It must state that an ice barrier was installed per the building code, what class of roof covering was used, and that the manufacturer's installation requirements were met for the site design wind speed.

Ice Barrier (required county-wide)

An ice barrier shall consist of not fewer than two layers of underlayment cemented together or a self-adhering polymer-modified bitumen sheet and shall extend from the lowest edges of all roof surfaces to a point at least two feet inside the exterior wall.

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**Metal panel roofs, membrane roof coverings, and detached accessory structures that contain no heated floor area do not require an ice barrier. Existing asphalt shingles with no ice barrier may receive a second layer of roof covering without adding an ice barrier.*

Roofing requirements (required county-wide)

Class "A" roof covering is now required in all areas of the county. Roofs shall have a roof covering or roof assembly classified as Class A when tested in accordance with ASTM E108 or UL790.

Metal roofing, asphalt shingles, mineral surface roll roofing, clay or concrete tile, slate, and wood shakes, or shingles, pressure impregnated with fire-retardant chemicals that qualify for a Class "A" roof covering are acceptable. (The class of roof covering materials must be labeled and approved by an independent agency, and the manufacturer's installation requirements must be met.)

Class "4" impact resistant asphalt shingles are required for all new construction, repairs over 25%, and roof replacements.

Much of Larimer County is a High-Wind Area (Ultimate Design Wind Speeds equals or exceeds 140 mph). Roof coverings must be rated for the site wind speed and attached per the manufacturer.

Drip edge is required at eaves and gables of asphalt shingle roofs. **Flashings** are required at roof and wall intersections, soffits (bird-stop), at changes in roof slope or direction, and around roof openings. A **cricket or saddle** shall be installed on the ridge side of any chimney or penetration more than 30" wide perpendicular to the slope, including on reroofs with existing chimneys.



Other considerations before installing a roof

All valleys flashing to be 0.019 (No. 26 galvanized sheet) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

Roof repairs of less than 1 square do not require a permit. Repairs less than 25% and additions less than 500 square feet in footprint are allowed to have a roof covering that matches the existing structure for fire and impact.

NOTE: Repairs to roofs or replacement of 25% or more of the roof's surface area will require the entire roof to be replaced and must be both Class A fire rated and Class 4 impact resistant.

A separate energy permit is not required to remove and reinstall PV panels associated with a re-roof, as long as no electrical equipment is changed.

Most roof coverings must be installed on solid sheathing, defined as having a maximum 1/8" gap.

For Roof inspections, a ladder is required to be set for all roofs over 12 feet in height. Ladder to be secured, with a 3-foot extension above the roof for inspector access.

