

Residential Roofing Guide

Permitting and inspection requirements

1. A ladder or ladders must be provided and secured for any roofing projects for which there are areas to be inspected.
2. Only one layer of asphalt shingles is allowed on any roof, as per Section R907.3 (4), therefore existing layers must be removed prior to new roof installation. Any water damaged or rotted decking must be replaced and inspected prior to concealment.
3. All roof coverings and associated components must be installed according to the manufacturer's installation instructions. Therefore, the installation instructions, normally included on the product wrapper, MUST be provided at the time of inspection.
4. The applicant is encouraged to be present during the roofing inspection, though not required. However, the applicant shall be responsible for requesting inspections upon completion of the work, ensuring that the permit card and manufacturer's installation instructions are on site, providing access to the inspection area (ladders where required, unlocked gates, etc), and returning the permit card to the County upon receiving inspection approvals. The inspectors can be contacted directly with questions or to request an approximate inspection time, at 720-874-6600 any weekday between 7:00 – 7:30 and then again later on in the day, usually after 4:00 PM.
5. Flashings are required to be installed per code, as specified in Section R903.2, and would include protecting all areas / openings to prevent moisture from entering the structure, as in roof-to-wall joints, chimneys, roof openings, open areas at soffits and eaves, etc
 - **R903.2 Flashing.** Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.
 - **R903.2.1 Locations (Amended).** Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings, and shall include dripedge at all eaves, rakes and soffit locations. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).
6. Asphalt shingle installation must comply with all applicable Sections of R905, including the wind resistance requirements of R905.2.4.1. This data should be shown on the product wrapper, and provided for confirmation at time of inspection.
 - **R905.2.4 Asphalt shingles.** Asphalt shingles shall comply with ASTM D 225 or D 3462.
 - **R905.2.4.1 Wind resistance of asphalt shingles.** Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1(1) for the appropriate maximum basic wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table R905.2.4.1(1).
 - **Exception:** Asphalt shingles not included in the scope of ASTM D 7158 shall be tested and labeled to indicate compliance with ASTM D 3161 and the required classification in Table R905.2.4.1(2).

7. Roof decking must be solidly sheathed as per Section R905.2.1. Re-roofing over gapped decking will require additional sheathing to be installed and inspected prior to concealment.
8. A mid-roof inspection is required for any batten type roofing application (tile, coated metal, etc.) prior to concealment of battens.
9. Existing roof ventilation must be maintained for the concealed attic spaces.
10. Existing roof drainage systems (gutters) must be maintained and cannot be removed without prior approval.