

# RE-ROOFING

Ladders are required to be onsite for inspection. Please see the inspection information in the following.

Permits and inspections are required for residential and commercial roof replacement allowing building department staff to verify your project meets the minimum building code requirements.

## Re-Roofing Guidelines

Replacement of roofing material, up to a total of 100 square feet per year, is considered maintenance and does not require a Re-roofing Permit. If a roof is damaged on only one face/side, it is possible/acceptable to replace only that portion of the roofing material if allowed by the manufacturer's installation instructions and the proper code requirements are followed. Below are links to additional Re-Roofing topics.

- Inspections
- Commercial Roofs
- Residential
- Other Requirements

## Submit Your Application

Applications can be submitted in person or electronically. Applications that are submitted online will be reviewed and you will be notified via email when the permit is approved and ready for payment. Licensed contractors will login using your contractor license number in the "Arvada Contractor" field and your password. If you don't remember your password you can use the "Forgot your password" link.

## Online Application Process

The City of Arvada uses eTRAKiT for the Permit application process.

- New to eTRAKiT? View our **login instructions and eTRAKiT application guide**.
- Returning User? [Login to the eTRAKiT application](#).

Utilize the [eTRAKIT Application](#).

## Fees

Building Permit Fee and Use Tax. Use the fee calculator to get an estimate on roofing permit fees. Use our [Fee Calculator](#).

### ► INSPECTIONS

---

Please note that inspection dates for roofing inspections are subject to weather and volume of inspections. Please schedule your inspection and check [Arvada Permits Site](#) for inspection completion. An email confirming the completion of the inspection will be sent to the applicant on completion of the inspection.

Items required:

- **Mid-Roof** inspections are only required when the roof is flat (1:12) or for special roofing materials such as heavy tiled roofs.
- **Roofing** final inspections are required for all Re-Roofing permits.
- No one needs to be home for the inspector to complete their inspection. Please make sure that access to lower roofs is available and no dogs are in the area.
- Ladders Required:
  - A duty rated ladder(s) must be provided for all scheduled roofing inspections. This includes both mid-roof and final roof inspections. A second story ladder(s) will also need to be provided, if applicable. Ladder(s) must be set and secured to the roof with a minimum extension of three feet. Failure to provide such ladder(s) may result in a re-inspection fee.
  - Ladders must be placed on a level firm surface.
  - Ladders must be a solid ladder that can handle at least 200 pounds.
  - Extend ladder a minimum of three foot above roofs edge.
  - Ladders shall be set up a minimum of three feet from any roof corner.
  - Permission must be granted prior to entering a fenced yard, if applicable.
  - The roof must be ready for inspection and free of rain, frost or snow on the scheduled day of inspection. Otherwise the inspection will be canceled and required to be rescheduled the next available business day.
- Due to the volume of work after hail storms and daily weather conditions (rain, snow, wind, etc.), the inspection may not be made for several days after it is requested. The inspection status is available on [Arvada Permits Site](#)

## Closing the Permit

Once the ROOFING inspection is completed with an **approved** or **final** result, the permit will be finalized and considered closed. Please review the permit status and inspection results on [Arvada Permits Site](#)

### ▶ COMMERCIAL ROOFS

---

## Commercial Roofing IBC-2018

- Positive Roof Drainage –It is a requirement that all roofs must have enough pitch to ensure drainage of the roof within 48 hours after precipitation.
- All commercial roofs must be installed in accordance with Chapter 15 of the 2018 International Building Code as amended and in accordance with the manufacturer's installation requirements.
- All commercial roofing shall be installed as per manufacturer installations requirements for the wind speed at the area of installation.
- Mid roof inspections required for low slope, commercial roofs and specialty roofs.
- ROOFING final inspections are required for all Re-Roofing permits.
- Energy Code Upgrades are required when; roofs without insulation in the cavity and where the sheathing is exposed during reroofing shall be insulated either above (R30ci) or below (R38 flat/R49 attic) the sheathing.

### ▼ RESIDENTIAL

---

## Residential Roofing / Re-Roofing IRC-2018 General Requirements

- Ice Barrier (Ice and Water Shield) not required. See attached letter.
- Any roof that is installed for residential use in the City of Arvada must meet the requirements of Chapter 9 International Residential Code including local amendments plan and in accordance with the manufacturer's installation requirements.
- The installation of a new roof covering over an existing roof covering shall be permitted per section R908.3.1 of the 2018 IRC.
- Mid-roof inspections are required for low slope, tile, special roofs or special conditions.
- ROOFING final inspections are required for all Re-Roofing permits.

- Energy Code Upgrades are required when; roofs without insulation in the cavity and where the sheathing is exposed during reroofing shall be insulated either above (R30ci) or below (R38 flat/R49 attic) the sheathing.
- 3-Tab, Laminate and Dimensional
- High wind nails per manufactures specs, but no less than 4 nails per shingle. (R905.2.6)
- 2/12 slope minimum roof pitch for all asphalt strip shingles.
- Slopes 2/12 to 4/12 require double underlayment.
- 90 pound roofing is allowed to 1/12 pitch but must be in accordance with
- Manufacturer's requirements- most stop at 2/12.
- Mansard and steep slope roofs require special fastening as per manufacturer.
- T-Lock roofing shingles are no longer allowed, but can be repaired.
- Flashing for asphalt shingles shall comply with section R905.2.8 and manufacturer instructions.
  - Base and cap flashing, valleys, sidewall flashing, other flashing and drip edge
- Underlayment shall be installed over the drip edge along eaves and under the rake metal along gable ends.
- Exposure of shingles per manufacturer's installation instructions.
- Valleys - Metal open valley as per Table R905.2.8.2 - asphalt open valley use 2 layers 90 lbs. closed valley - bottom Layer 1 - 36" 90 lbs. shingles over top.
- Tile
- All tile roofs are required to have horizontal batten system lifted off the roof by vertical battens, pads or per manufactures installation requirements.
- High wind installation as specified by the manufacturer
- Mid-roof inspection required with all battens, laterals and metal applied and roof must not be loaded.
- Wind Speed Areas
- East of Highway 93 - 136 Vult
- West of Highway 93 - 150 Vult
- All roofing products are required to meet the test ASTM 3161 Class F/110 mph. ASTM 3161 Class F is not associated with the warranty from the shingle manufacturer-three tabs do meet this test as well as laminate or dimensional shingles.
- Attic Ventilation- Residential
- Re-Roofing Existing Construction:
  - Venting is not inspected on re-roof projects, if the venting meets the building code in effect at the time of original construction.
  - Optional: Venting can be added to meet the manufacturer's warranty requirements, as per manufacture's installation instructions.

## Other Requirements & Notes

- Evaporative coolers - Shall be flashed per R905. (base and cap, sidewall and other flashing)
- Spaced sheathing - Spaced sheathing, with spaces not greater than 1/2 inch can be reused if it is still in good structural shape. If the gaps are greater than 1/2 inch in a few areas, repairs may be able to be made. If the gaps are greater than 1/2 inch on the majority of the roof the spaced sheathing should be removed and solid sheathing shall be installed. If a request is made to install new solid sheathing over the existing spaced sheathing- the sheathing must be nailed in accordance with nailing schedule found in the 2018 IRC
- Crickets are required for all chimneys and saddles (ridge side) 30 inches or wider per 903.2.2.
- Roof overhang into gutter - 3/8 to 1 inch.
- Metal Flashing - Replace all metal flashing when rusted, damaged or deteriorated. (R908.5 -R908.6) (roof jack, step and counter except B-vent, elect mast.
- Roof repairs - the replacement of shingles here and there is ok and no permit required. If any area exceeds 100 square feet (one roofing square), a permit is required. We do not require that the entire roof be replaced if only one side or area is damaged only that specific area needs to be installed per adopted code.
- If the furnace flue is damaged or rusted it will need to be replaced by a HVAC contractor. Damaged furnace flu caps can be replaced by the roofing contractor. The furnace flue cap shall be installed correctly so it will allow the escape of dangerous gases from the home.

## Quick Links

- [Re-Roofing Ice Dams Memo \(PDF\)](#)
- [Colorado Asbestos Information - Colorado Dept. of Public Health & Environment \(CDPHE\)](#)
- [Online Building Inspection Request](#)
- [Automated Phone Codes \(PDF\)](#)
- [eTRAKiT Help](#)

