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Inspection Line: 970-305-3161 - ext. 1

2025 Roofing Regulations

I-CODES: 2018

NEC: 2012

IECC: 2018

Building Permits shall be posted on house prior to starting work.

The Town of Eaton has adopted the 2018 International Residential Code – sec. R901-R908. All contents of this handout are substantiated in this code. For personal verification of related code requirements, 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, name of insurance company, effective date, and expiration of policy. *Also, a copy of an endorsement requiring a ten day advance written notice to the Town of Eaton in the event of cancellation.*

Design Criteria:

Table R301.2(1)											
Climatic and Geographic Design Criteria											
Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects		Wintering	Frost Line Depth	Termite					
30 psf	115	No	B	Severe	30 in	Slight to Moderate	1	Yes	*	1000	45°F

**Ice Barrier IS REQUIRED per section R905.1.2. Drip Edge per section R905.2.8.5*

Tear-off: All roofing materials 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.) Replace damaged or questionable roof sheathing.

Underlayment: Roofs with 4:12 and greater slopes shall be minimum 1-layer. 2:12 to 4:12 slope shall be 2-layer. 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 principle building.

Roof covering: Replace damaged roof jacks and vents. Add roof vents where needed to meet code. Sec. R806.

Fasteners: Per manufacturer’s installation instructions and ASTM F 1667 to meet 115 Ultimate Wind Exposure C.

Inspections: A mid-roof inspection **ONLY** required for commercial roof assemblies. Permit Card must be available for inspector. **Contractor is required to provide a secured ladder for the inspector.** PRIOR to calling for inspections clean up all debris in yard and roof and clean out gutters and downspouts.

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