



ROOFING REQUIREMENTS KEENESBURG, COLORADO

- **Mid-Roof Inspection Required. A minimum of 25% and a maximum of 75% coverage is required at the time of this inspection.**
- **Current Code 2018 International Codes.**
- **Contractor required to provide access with a safe secured ladder.**
- **Drip edge required on roof edges.**
- **Ice Barrier is required. The ice barrier shall extend from the lowest edges of all roof surfaces to a point not less than 24 inches inside the exterior wall line of the building.**
- **All shingles must meet an ultimate wind speed of 115 MPH- 3 second gust, or nominal 90 MPH wind speed.**
- **Double underlayment for pitches of 2:12 up to 4:12.**
- **Dimensional shingles cannot be used for pitches under 2:12.**
- **Damaged or deteriorated vent caps or pipe / vent flashing must be replaced.**
- **Adequate attic ventilation shall be added if not existing.**
- **Roof decking that has gaps greater than 1/8" shall be solidly sheathed with new material and or comply with the roof manufacturers product installation instructions and specs.**
- **All commercial flat roofs (EPDM/TPO) will require a site-specific manufacturer's Warranty Letter in addition to a Town inspection.**