



Reroofing Guidelines per the 2021 International Codes with Regional Building Code Amendments

This information is a summary of local re-roof requirements. In addition to the information in this handout, you must refer to the currently adopted codes as well as manufacturer installation instructions for the complete requirements.

- Drip edge shall be provided at eave and rake edges of shingle roofs. **(See IRC 2021 Section R905.2.8.5 or IBC section 1507.2.8.3)**
- Ice barrier not required per section R905.1.2
- Roofing contractors are ONLY permitted to replace vent cap, storm collar and jack on a B-Vent. A licensed HVAC contractor must be engaged and pull a permit for any repair or replacement of the connection or the B-Vent itself.
- Asphalt shingles are not permitted to be installed on a roof pitch less than 2:12. Two layers of underlayment must be used in applications where roof pitch is between 2:12 and 4:12. **(See IRC 2021 section R905.2.2 and R905.1.1 or IBC 2021 section 1507.2.2)**
- Reroof permits are not required to be posted at the property.
- Typical asphalt roofing materials and Direct to Deck metal shingles on residential homes do not require a mid-roof inspection.
- Plank decking (skip sheathing) must have gaps that are 1/4" or less. If not, roof must be re-decked with a minimum of 1/4" sheathing **(per IRC table R503.2.1.1(1) or per IBC table 2304.8(3))**, or overlaid with a minimum of 1/4" CDX/OSB installed over existing plank decking (skip sheathing) otherwise gaps must be filled in. A re-decking or overlay permit and final inspection is required. **(see IRC 2021 sections R905.2.1 and R803 or IBC 2021 section 1507.2.1.)**
- A Remove and Reset solar permit is required before the solar arrays are detached from the structure. A permit must be obtained by a licensed contractor.
- A roof dry-in inspection is required (Tile Roof) (BTR). After all underlayment, batten strips and sub-flashing are in place. Before any tile is stocked or installed on roof. Manufacturers specifications and installation instructions are required on site at time of mid-roof inspection.

INTERPRETATION:

Policy effective July 1, 2023

ROOF SHEATHING

Section R905.2.1, 2021 International Residential Code

Section 1507.2.1, 2021 International Building Code

The code sections referenced above state "Asphalt shingles shall be fastened to solidly sheathed decks". For the purpose of these code sections, "solidly sheathed" shall be defined as a maximum joint width not to exceed 1/4" between wood structural panels.

COMMENTARY:

The referenced code sections do not address the maximum allowable width of a joint in roof sheathing. Due to shrinkage and construction tolerances, the joint width varies. Most structural panel manufacturers specify a minimum joint width of 1/8" to allow for expansions, but do not specify a maximum. The 1/4" specification allows for shrinkage and additional construction tolerances while maintaining the intent of the code.



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Re-roofing

This handout addresses the frequently asked questions regarding re-roofing and to list the typical inspection and installation requirements for common types of roofing materials.

Things to be aware of before starting

- Many jurisdictions have additional application requirements because of high winds or snow and ice buildup.
- Fire Resistant roofing materials may be required by your Building Department.
- If there is a Homeowners Association and a change in roof covering material is planned, it is advisable to contact them.
- Roof ventilation is required to meet IRC R 806, by most manufacturers for re-roofs.

Frequently asked questions

1. Is a permit required for a re-roof?
 Yes. Please contact your Building Department or the Authority Having Jurisdiction (AHJ) for requirements specific to your area.

2. May I, as a homeowner, do the re-roof myself?
 Yes.

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 Yes, the permit holder must call for inspection(s) required by jurisdictions.

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<http://www.coloradochaptericc.org>

Follow chapter 9 and referenced sections in the IRC for all re-roofs.

4. How many layers of roofing are allowed?

Contact your local building department or AHJ.

5. What should be done with the existing Pipe jacks, vents and flashing?

- Replace damaged, rusted, or deteriorated flashings.
- Be careful not to dislodge flue vents.
- Loose flue vents are to be secured or strapped.

Common Steep Slope Roof Details

1. Sheathing

- Repair or replace warped, cracked, or delaminated boards or plywood sheathing.
- Gaps between sheathing should be no more than 1/4-inch or per the manufacturers requirements.
- Ensure sheathing is nailed to meet IRC Section R803.

2. Drip Edge

- Drip edge shall cover any gap between the roof sheathing and fascia by a minimum of 2-inches onto the roof deck.

3. Underlayment (felt)

- Apply new, approved asphalt impregnated felt or synthetic underlayment over DRY roof sheathing.

Underlayment (continued)

- For roofs with slopes of 4:12 or greater, one layer of underlayment is required. For roofs with slopes between 2:12 and 4:12, 19" laps of underlayment is required, starting with a 19" strip, then full sheets.
- For roofs with slopes of less than 2:12, a low slope roof membrane is required as approved by the AHJ.

4. Fasteners

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5. Attic Ventilation

- Roof ventilation is required in enclosed attics and rafter spaces (roof cavity) on new roofs and by most manufacturers on reroofs. Roof ventilation shall be installed per IRC R806.2 Minimum Vent Area. This equals 1 SF of net free ventilation per 150 SF of vented attic space.
- The minimum vented area can be reduced to 1/300 by following IRC section R806.2 for intake and exhaust ventilation requirements. A vapor retarder is required in climate zones 6, 7, and 8 to use 1/300.
- Refer to IRC R806.5 for unvented roof assemblies.
- Verify requirements with your AHJ.

6. Ice Barrier

- Ice barrier shall be installed in accordance with IRC R905.1.2 in areas where there has been a history of ice dams or ice build up at the eaves.
- Ice barrier should also be installed over roof sheathing in areas on an existing structure that have leaked due to ice dams or ice build up.
- Check with your AHJ for requirements on ice barrier.

For further important information, please refer to the manufacturer's installation instructions.

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Single Family Residential Re-roofing

Roofing material installation checklist for the successful installation and longevity of your new roof

Asphalt or Synthetic Shingles (3-Tab, Dimensional, Laminate, Thermoplastic, etc.)

Sheathing: Asphalt shingles shall be installed into solidly sheathed roof decking. Refer to the manufacturers installation instructions for requirements.

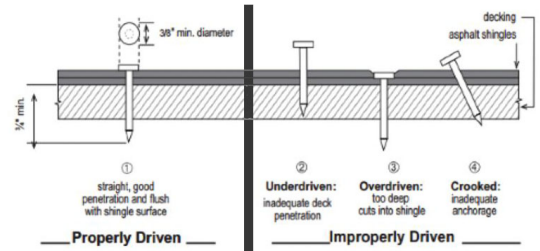
Underlayment: Install underlayment and/or ice barrier onto the roof deck and at roof to vertical wall transitions as specified by the manufacturer.

Starter Course: A full starter course with factory adhesive is required at the eave line fastened per the manufacturers installation instructions to resist weather. Some manufactures may also require a starter course to be installed at the rakes or gables.

Shingle Offsets: Follow the manufacturer's shingle offset specifications.

Shingle Fastening: Fasten shingles with 4 nails per strip and 6 nails per strip in high wind areas (designated wind speed over 90 MPH).

- DO NOT nail into the factory applied adhesive.
- Locate fasteners per manufacturer's installation instructions.
- Fasteners are to be driven flush and not at an angle, under-driven, or over-driven.
- Seal exposed nails on asphalt shingles with asphalt cement or other sealant approved by the manufacturer.



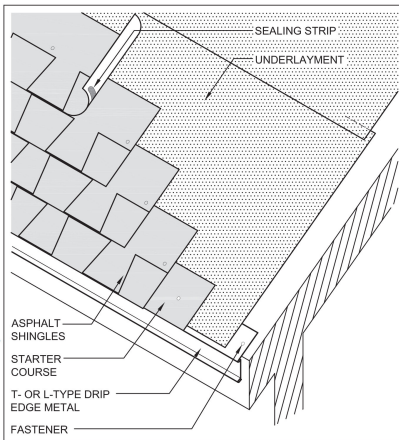
Flashings: Install flashings per 2021 IRC R903.2 at all wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings.

- Replace any damaged or rusted metal flashings. Kick-out flashings: are required at the end of all side walls and shall extend a minimum of 2 inches past the wall.
- Penetrations: Install all pipe jacks and vents so that shingles are underneath the lower edge of the flange -- shingle over the top and sides at least past the point of roof penetration. Fasten at the top, sides, and lower edge. Seal exposed fasteners.

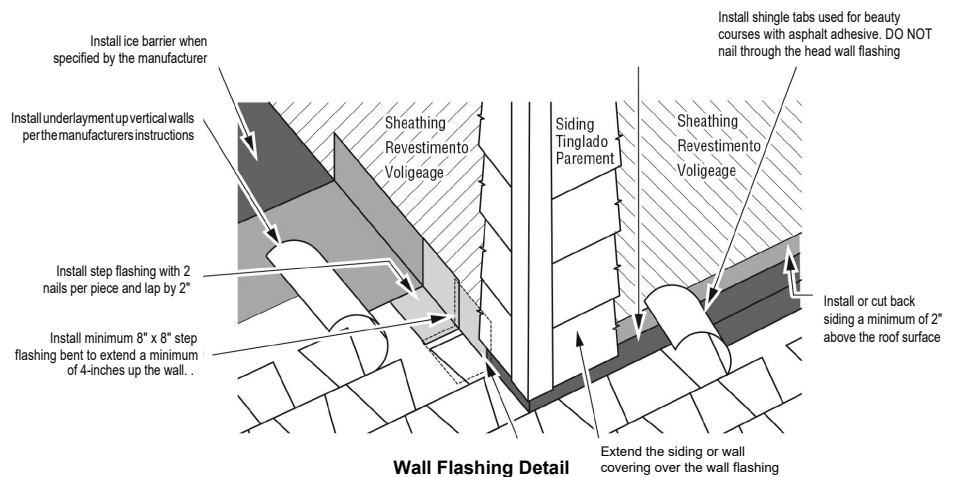
Valleys: Valleys are to be installed to meet the manufacturers installation instructions.

- Closed Cut Valleys: Are specified and preferred by most manufacturers for single laminate shingles.
- Open Valleys: Are specified and installed for heavier dual or triple laminate and some synthetic shingles. Verify application with the manufacturer.
- California Valleys: For those manufacturers that allow California style valleys using a bleeder shingle up the valley. The valley bleeder shingle must be fully sealed at the valley line along with the exposed tabs on overlying shingles.
- Metal pan flashing is not allowed to be installed in closed valleys by most manufacturers.

Chimneys: A cricket or saddle shall be installed on the ridge side of any chimney greater than 30" inches wide.



Shingle Installation Detail



Wall Flashing Detail

This Building Guide is meant as a general guideline. Follow the manufactures installation instructions and the requirements and contact your local Building Department or AHJ if you have questions on what is allowed in that jurisdiction.

Installations above 7,500 feet in elevation shall be installed with additional measures taken to protect against ice and water. Such as full ice barrier and special flashing details, Check with the building department or AHJ and the manufacturer to make sure your meet these requirements.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2021 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential Re-roofing

Roofing material installation checklist for the successful installation and longevity of your new roof

Tile, Metal, Stone Coated Steel, and Special Roofs

- All roof types are to be installed per manufacturer's specifications and installation instructions. A complete copy of these specifications and installation instructions must be on site and available for the installers and the building inspector.
- These types of roofs should be installed for a cold weather climate.
- An engineered analysis of the roof structure is required if the roofing material type exceeds 10 lbs. per sq. ft.
- A mid roof inspection may be required for these type of roofs. Check with your local building department or AHJ.
- Roof coverings must be fastened to meet the required design wind speeds. Check with the Building Department or AHJ for required wind speeds. Fastening patterns should be provided by a licensed engineer, registered roofing consultant, or approved by the manufacturer to meet the required wind speed.
- Cutting of concrete, ceramic, and clay tile are regulated by OSHA to reduce exposure to silica dust. Follow OSHA guidelines when handling and cutting these materials.
- Most tile roofs, along with some metal shingles, stone coated steel and other roofs are to be installed onto horizontal battens. When installing roof systems with horizontal battens, use treated elevated battens or battens over vertical lath in combination with vented eave riser to prevent moisture and debris from accumulating under these elevated roof systems.
- Roofs installed with battens required double flashing of all penetrations at the roof level and on top of the roof covering.
- These types of roof systems are commonly installed with open valley metal containing a splash diverter at the valley centerline. Such as W-Valley Metal for Metal, Synthetic Tiles, and Synthetic Shingles; or Ribbed Valley Metal as used for Tile and Stone Coated Steel Roofs.
- A vented eave riser is required at the eaves for Tile Roofs and some Stone Coated Steel roofs installed in cold weather climates.
- Tile roofs can leak from broken or dislodged tile. Metal roofs are conducive to condensation during the winter months in cold climates and can "sweat" during warm weather. As such, it is recommended they be installed with a class I vapor barrier (ice and water shield) or class II vapor retarder (synthetic underlayment) installed at the roof deck with flashing at all vertical walls, openings, and penetrations at the roof deck.
- Metal roofs require a high temperature underlayment and/or high temperature ice barrier.

Mineral Surfaced Rolled Roofing

- Mineral Surfaced Rolled Roofing shall not be installed on roof slopes below 1:12.
- When installed over living space on slopes from 1:12 to 2:12 it is recommended that rolled roofing be double lapped (19-inch lap) and fully adhered or embedded in asphalt cement.
- Mineral Surfaced Rolled Roofing shall be installed in accordance with 2021 IRC 905.5 and the manufacturers installation instructions.

Low Slope Membrane Roofs

- Low slope membranes are required for slopes below 2:12.
- Common low slope membranes are modified, TPO (thermoplastic polyolefin), PVC (poly vinyl chloride), and EPDM rubber (ethylene propylene diene monomer rubber).
- Granulated modified roof membranes are common on residential roofing, as the granules are often available for an approximate match to roof shingle colors. Granulated modified membrane is available as self adhered (SA), torch applied (GTA), or cold applied (CA). All modified membranes are required to be installed with a heavy base sheet that is adhered to the roof deck to meet the required wind ratings.
- Most manufacturers require self adhered modified membrane to be heated at the seams with a hot air welder and rolled with a heavy roller to ensure full adhesion. Fish mouths and seam failure can occur if the manufacturers installation instructions are not followed.
- During winter months when there is a risk of freezing; use only winter grade self adhered, torch applied, or cold applied modified membranes. Mechanically attached or ballasted TPO, PVC, or EPDM roof systems can also be installed during winter months.
- Low slope membranes are typically required to extend a minimum of 8-inches up all curbs and 12-inches up walls if being terminated without being covered by siding or cladding. Membrane can also be installed up and over curbs and parapet walls. Follow the manufacturers installation instructions and check with the local building department or AHJ for specific requirements.
- Membrane should be terminated under siding or cladding at exterior walls or by using termination bar with a sealed caulk joint or counter-flashing.
- Drainage on low slope roof systems must meet the requirements of **2021 IPC Section 1106 Size of Conductors, Leaders and Storm Drains**.
- Low slope roofs often require a mid roof inspection. Check with your local building department or AHJ.
- Follow the manufacturers installation instructions when installing low slope membrane roofs.

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