



# 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.**

Frequently asked questions for the City of Greeley;

**1. Is a permit required to reroof my house?**

Yes, the homeowner can obtain the building permit, or the contractor.

**2. Is there a roofing or general contractor's license requirement?**

No, the City of Greeley does not have a roofing/general contractor's license. Homeowners may do their own work.

**4. Is a ladder required for the final inspection?**

Yes, a ladder required to be in place and tied off when the inspection is requested. Either the homeowner or the contractor can provide the ladder.

**5. How many layers of roofing are allowed?**

The 2012 International Building/Residential Code allows two layers of asphalt shingles. Some insurance companies require tear off so only one layer is applied, check with your insurance company.

**6. Is drip edge required?**

Yes, on both the rakes and eaves.

**7. Is ice and water shield required at the eaves?**

No, Greeley does not require it.

**8. What is the maximum spacing allowed on skip sheathing (spaces between dimensional lumber)?**

The code requires roofs be solidly sheathed. However, the City will allow maximum of ¼" average.

**9. Is ice and water shield (modified bitumen) allowed in the valleys?**

Yes, Greeley allows it. Or metal, 90# rolled roofing, as code allows.

**10. Is ice and water shield (modified bitumen) required at the eaves?**

No, Greeley does not require it.

**11. Underlayment**

- Apply new, minimum 15# felt over DRY decking.

- For slopes of 4/12 or better, one layer of underlayment is required.

For roofs with slopes between 2/12 and 4/12, 19" laps of 15# underlayment is required, starting with a 19" strip, then full sheets.

- For roofs of less than 2/12, ice and water shield (modified bitumen) may be used.

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

### Shakes and Wood Shingles

- Felt interlace on shakes shall be 18" type 30 installed at twice the weather exposure of the material. Example: 24" shakes with 10" exposure, felt is applied at 20" from the butt.
- Install type 30 felt under hip and ridge.
- Replace any damaged or rusted metal.
- Starter course at eaves shall be doubled.
- Minimum shake width of 4" required.
- Offset gaps from course to course with a minimum 1 1/2" side lap.
- Provide a 1/4" to 3/8" gap for shingles.
- Provide a 3/8" to 5/8" gap for shakes.
- Step flashing must be interlaced at roof to sidewall junctions.
- Raise flashing at jacks vents and sidewall junctions.
- For hip and ridge caps double the first cap and alternate the overlaps. 10" exposure for 24" shakes and 7 1/2" for 18".
- A minimum 1 1/2" edge and 1" eave overhang is required. Two fasteners per shake/shingle 1" in from edge 2" up from exposure line.
- Shakes/shingles in valleys must be angle cut.
- Limit the number of exposed fasteners.
- Defective shakes, i.e. bark, knots, curling and thin areas are not permitted.

### 3 Tab or Laminate Shingles

- A starter course with factory adhesive at the eave line or a manufactured starter with a tar sealant is required.
- Fasten with 4 nails per strip shingle and 6 nails in high wind areas. Do not nail into the factory applied adhesive. Locate fasteners per manufacturer's instructions.
- There should be no tab offset joints closer than 4" between adjacent rows.
- Install all roof 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 down the lower edge.
- At roof to vertical junctions, shingle under the flashing.
- An edge and eave overhang of 3/8" - 1/2" is required.
- Closed, woven or open valleys must be properly installed.
- Replace any damaged or rusted metal.
- Nail heads must be flush with shingle surface, not penetrating the shingles or above shingle surface.

### Modified Bitumen Roofing

- Check with manufacture for proper underlayment and or substrate
- Check attachment for wind speed
- Use asphalt primer on metal
- Have installation instructions on site
- At side and head wall intersections, terminate cap sheet vertically and behind connecting 4" flashing

### Tile, Metal & Special Roofs

- An engineered analysis of the roof structure is required if the roofing material type exceeds 7.5 pounds per square foot.
- These roofs must be applied as per manufacturer's specifications.
- A mid roof inspection may be required.
- A complete copy of the manufacturer's specifications and installation instructions must be on site and available for the installers and the building inspector.

### Rolled Roofing

- Some rolled roofing is allowed for low slope roofs with a pitch as low as 2:12.
- Some rolled roofing may be used on a slope as low as 1:12 if it is installed using the concealed nail method or the double coverage method as per the manufacturer's installation instructions.
- For low slope applications, please contact your Building Department.
- An edge and eave overhang of 3/8" - 1/2" is required.

**It is recognized that it may not be possible to satisfy all specific rules and regulations in all cases, particularly when re-roofing. If you have questions please call your Building Department.**