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 3/4" 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.
Single Family Residential Re-roofing

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

Shakes and Wood Shingles
- Felt interface 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.