

Single Family Residential Re-roofs

Building Guides
Building Inspection
385 Kimbark St
303-651-8332



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

Things to be aware of before starting

- ⇒ ALL SHINGLES USED IN THE CITY OF LONGMONT **MUST HAVE** A MANUFACTURER'S WIND WARRANTY OF 110 MPH SUSTAINED WIND.
- ⇒ Based on your situation, there may be additional application requirements because of high winds or snow and ice buildup.
- ⇒ If there is a Homeowners Association and a change in roof covering material is planned, it is advisable to contact them.

Frequently asked questions

1. Is a permit required to re-roof my house?

- ⇒ Yes, a permit is required to reroof your house. Repairs to a roof do not require a permit when replacing only small area(s), representing less than 100 square feet of the entire roof area.

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

- ⇒ Yes.

3. Will my roof be inspected?

- ⇒ Yes, the permit holder must call for the required final inspection.

4. How many layers of roofing are allowed?

- ⇒ Roofs are allowed to have only 1 layer of shingles.

5. May nail guns be used?

- ⇒ If it is properly adjusted and used correctly, a nail gun is allowed. (Refer to manufacturer's installation instructions.)

6. What should be done with the existing roof jacks & vents?

- ⇒ Roof jacks/vents must be raised to the level of the new roof and replaced.

7. What if my roof slope is less than 2:12?

- ⇒ Roof slopes of less than 2:12 are not required to have asphalt shingles. An approved low slope roofing product is required and shingles may be added for aesthetics.

Based on information developed by the Colorado Chapter of the International Code Council.

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Preparation checklist for the successful installation & longevity of your new roof

- ⇒ Roof Sheathing Preparation (for complete tear offs)
- ⇒ The roof sheathing must provide a rigid surface.
- ⇒ Repair or replace all boards or sheathing which are warped, cracked or delaminated between supports.

Underlayment (for complete tear offs)

- ⇒ Apply new, minimum 15# asphalt saturated felt underlayment over a DRY deck.
- ⇒ 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, a double layer of underlayment is required.
- ⇒ For roofs with slopes of less than 2:12 contact the Building Department.

Fasteners (for all roofs)

- ⇒ Fasteners must be long enough to penetrate through the total thickness of the roofing and a minimum of 3/4" into the decking material.
- ⇒ Nails must not be over or under driven, the head must be flush with the shingle surface and located per the package instructions. Nails must be driven in perpendicular to the roof surface.

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" shakes.
- ⇒ 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.

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Laminate Shingles

- ⇒ A cricket or saddle shall be installed on the ridge side of any chimney greater than 30" inches wide.
- ⇒ A starter course with factory adhesive at the eave line or a manufactured starter with a tar sealant is required.
- ⇒ Fasten per manufacturer's instructions.
- ⇒ Install drip edge around the entire perimeter.
- ⇒ There should be no tab offset joints closer than 4" between adjacent rows.
- ⇒ A maximum 5" exposure for hip and ridge caps is allowed.
- ⇒ Raise 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.
- ⇒ At sidewall junctions, provide sealant unless the re-roof is a tear-off, then re-interlace with step 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.

Interlocking

- ⇒ NOT ALLOWED

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.

Mineral-surfaced Roll Roofing

- ⇒ Rolled roofing is allowed for low slope roofs with a pitch as low as 1:12, if it is installed according to the manufacturer's installation instructions.
- ⇒ For low slope applications, please contact the Building Department.
- ⇒ An edge and eave overhang of 3/8" -1/2" is required.

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General Permit Information

A building permit is required anytime there is an addition, alteration, repair or demolition to the main structure or accessory structure on a lot or parcel.

The issuance of permits and subsequent inspections of the work performed ensures that all construction in the city is safe and in compliance with the City of Longmont Land Development and adopted International Building and Residential Codes (IBC & IRC). The primary purpose of these codes is to ensure a safe and healthy environment for the citizens of Longmont.

Permits are reviewed and issued at the Building Inspection Division office located at the Development Services Center. The office is open from 8:00 AM to 5:00 PM Monday - Friday. Smaller projects may be reviewed and permits issued the same day, dependent on the current work load. Call (303) 651-8332 for information.

As a homeowner you can act as your own contractor and do the work without a contractor's license on the property where you live if you are the owner. However, if you subcontract a project, electrical wiring for example, then the subcontractor must be licensed to work in Longmont. You may as a homeowner be issued a permit for subcontracted work; however, you are also responsible for inspections and sign-offs on the permit card and assume all liability.

CAUTION: If you do work, or have any work done without obtaining a permit, you could be incurring liability in the event of a fire or accident related to the work. In some circumstances, your insurance could be invalidated.

NOTE: Please contact the Building Inspection Division with questions regarding industrial, commercial or multi-family roof applications or with any general roofing questions (303-651-8332).

Please Note:

- ⇒ **NOISE:** The Longmont Municipal Code prohibits making unreasonable noise which would cause a person of ordinary sensitivities significant annoyance and irritation.
- ⇒ **CONSTRUCTION DEBRIS & TRASH:** The Longmont Municipal Code requires debris and trash be contained on the job site.