

RESIDENTIAL RE-ROOFING GUIDELINES

Effective November 1, 2017, the City of Englewood adopted the 2015 Codes. Any questions regarding the guide, please refer back to the 2015 IRC (International Residential Code) book for specific code requirements.

If there is a Homeowner's 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

2. Are roofing permits required for repairs or maintenance of existing roofs?

Repairs or maintenance of existing roofs do not require a permit when the affected area is one square (100 sq. ft.) or less.

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

Yes, provided they own and occupy the home. If a roofing contractor is utilized, the contractor must hold a current contractor's license and pull the permit.

4. Will my roof be inspected?

A final inspection is required for re-roofs when the roof installation is complete.

5. How many layers of roofing are allowed? A
maximum of two layers are allowed.

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

Roof jacks and vents must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.

7. Does the roof deck have to be replaced?

Asphalt shingles are required to be placed on a solidly sheathed deck. Refer to the specific shingle manufacturer's installation instructions for maximum gaps in plank decking. Any deteriorated or water saturated decking shall be replaced.

8. What is my roof slope is less than 4:12?

Refer to the manufacturer's installation instructions on the roof package.

9. Is Ice and Water Shield Required?

Yes, ice and water shield is required to extend 24 inches inside the exterior wall line of the building.

10. Will additional roof vents be required?

Additional roof venting may be required when the existing venting is inadequate.

11. Drip Edge

All edges of the roof, including eaves and rakes shall be protected by drip edge.

12. Crickets and Saddles.

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

13. Underlayment

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, 19" laps of underlayment are required, starting with a 19" strip, then full sheets.

For slopes less than 2:12, contact the building department.

*****Mid-roof inspections are not required**

******One-story residential structures do not require a ladder-set for an inspection.**

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