

Important Building Inspection Division Information Pertaining to Roofing Application Requirements

The purpose of this newsletter is to make you aware of some important facts regarding roofing application requirements that changed when the 2006 International Building Codes were adopted. Roofing applications are to be done in accordance with the 2006 International Building Code (IBC) and the 2006 International Residential Building Code (IRC), **including local amendments.**

Note:

This letter pertains primarily to residential roof applications, although there is some information in this letter and the attached handout pertaining to commercial applications. Commercial roof applications are to be done in accordance with Chapter 15 of the 2006 International Building Code and in accordance with the manufacturer's installation requirements.

Requirements for Local amendments:

- 1) **High Wind Application-** All of Arvada is considered to be in a high wind area, therefore nailing must be done in accordance with high wind requirements; specifically, strip shingles are to be nailed with 6 nails.
- 2) **Ice barrier-** All Arvada is considered to be in an area subject to ice build up and ice damming, therefore ice barrier, or equivalent as per code is required.
- 3) **Metal Drip and Rake Edging-** A local amendment requires that all edges of the roof have metal drip and rake edging.

Building Code Changes:

- 1) With few exceptions; when re-roofing a building, only **one** layer is **allowed**. For exceptions see the specific provisions of the IRC or the IBC codes.
- 2) The use of T-Loc shingles is **no** longer allowed.

Attached to this newsletter is a copy of the roofing information sheet that we hand-out and which is also on line at www.arvada.org.

Should you need further information please call 720-898-7620.



Roofing Application Requirements

Commercial Roofing

- Positive Roof Drainage -It is a requirement that all roofs must have enough slope to ensure drainage of the roof within 48 hours of precipitation.
- All commercial roofs must be installed in accordance with Chapter 15 of the 2006 International Building Code as amended and in accordance with the manufacture's installation requirements.
- In order to pass a final inspection the city will require a letter of inspection and approval from the manufacture's agent stating "the application of the roof at _____ Arvada, CO has been applied in accordance with the installation instructions for (roof material company name)" A warranty letter is not acceptable
- All commercial roofing shall be installed as per manufacture installations requirements for the wind speed at the area of installation.
- Mid roof inspections required for low slope, commercial roofs and specialty roof.

Residential Roofing

- Any roof that is installed for residential use in the City of Arvada must meet the requirements of Chapter 9 International Residential Code as amended.
- 1 layer maximum-per Chapter 9 IRC/ One or more hail days with hail diameters 1.5 inches (51 mm) or larger in a 20-year period.
- Ice Barrier is required to extend from the lowest edges of all roof surfaces to at least 24 inches inside the exterior wall line.
- Mid-roof inspections are required for low slope, tile, special roofs or special conditions.
- High wind nails per manufactures specifications, but no less than 6-nails per shingle.
- 90 pound roofing is allowed to 1 in 12 pitch but must be in accordance with manufacture's requirements
- Drip edge and rake metal is required.
- T-lock roofing is no longer allowed.

Wind Speed areas (East of Sheridan 90 exposure B)

- West of Sheridan Blvd to Wadsworth Blvd: 100 mph/Exposure B
- West of Indiana St to Highway 93: 110 mph/Exposure C
- West of Highway 93: 120 mph/Exposure C

This information sheet is not all inclusive.

Refer to the 2006 IBC and 2006 IRC and local amendments.