

Re-roofing Building Guide Requirements Specific to the City of Louisville

(References for below: IRC & IBC/ Louisville Policy)

Revised 1.29.2020

- ❖ Permits are required on all work, new or re-roofing projects and must be issued and on site prior to work (R105.1) Permit cards must be visible from the street. (R105.7/Louisville Policy).
- ❖ All areas in the City of Louisville are considered a **high wind area** and are based on the Colorado Front Range Gust Map ASCE 7-10 at 145 mph 3 second wind gust.
- ❖ Replacement of Asphalt Shingles: Most manufacturers and contractors require full replacement, as they will not warranty partial replacement if shingle types are mixed on any level of damage or repair.
- ❖ Design Criteria:
 - ❖ All residential neighborhoods per the ASCE 7-10 are considered to be in the **145 mph 3 sec wind gust** and could be considered risk category II. Due to this design wind speed, the International Residential Code and the International Building Code require asphalt shingles to be tested in accordance with ASTM D3161, Class F or may be tested to ASTM D7158, Class G or H.
 - ❖ Shingles must be high wind rated and have **at least 6 nails per shingle**.
 - ❖ A **maximum of 2 layers** of any type of roof covering is allowed (R907.3 (4)).
 - ❖ **Ice Barrier** (aka Ice and Water Barrier): The City of Louisville requires ice barrier on **ALL** shingled roofs. **Ice barrier shall extent from the lowest edges of all roof surfaces to a point at least 24 inches measured from inside of the interior wall line of the building see the attached diagram on back.** Covered patios attached to the house will require Ice and water shield on them to a point of 2 feet from the horizontal plan from the inside wall.
 - ❖ Drip Edge: Drip edge will be required on all roof edges, **rakes as well as on eaves**. (IRC & IBC Section R905/Section 1507 respectively)
 - ❖ Step Flashing: Minimum 4"x4" required – one piece on every row. (R905.2.8.3)
 - ❖ Underlayment: (For Complete Tear Offs): 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, two layers of underlayment are required or use ice and water shield. (R905.2.7)
- ❖ Inspections:
 - ❖ Mid Roof Inspections
 - ❖ **Ladders** must be on site and secure for **only mid-roof** inspections.
 - ❖ **You must have your installation instructions (manufactured specifications) on site for your inspections.**
 - ❖ **Mid-roof (10-50%)** completed.
 - ❖ Final Roof Inspection

- ❖ Once roof id completed 100% call for a roof final.
- ❖ You will receive an inspection worksheet via email letting you know if you passed or failed your inspections.
- ❖ No Ladder is needed for Final Roof inspection unless the roof is flat.
- ❖ Roofs will not be inspected if covered with snow and are subject to re-inspection fee.

❖ **City of Louisville Policies:**

- ❖ One (1) square or less (100 sq ft.) of roof covering repair shall be considered maintenance and will not require a permit. Roof covering repairs over (1) square of roof covering will require a permit.
- ❖ Effective January 1, 2018, any mid-roof inspection that is missed will require a consultation inspection on site for the inspector to direct the installer/contractor as to the location of the section of roofing which shall be removed to complete the mid-roof inspection. There will also be a \$100 re-inspection fee assessed. This fee is required to be paid prior to any inspections being scheduled.
- ❖ Roofs starting without a permit will be assessed a double permit fee and a \$100 re-inspection fee and the roof will need to be removed so the underlayment can be inspected.