2020 Roofing Regulations


Building Permits shall be posted on house prior to starting work.

The Town of Berthoud has adopted the 2018 International Residential Code – sec. R901- R908. All contents of this handout are substantiated in this code. For personal verification of related code requirements, go to iccsafe.org

Roofing Contractor: $100,000.00 combined single limit liability insurance required. Certificate of insurance shall be submitted at time of application. The certificate shall identify the limits of the insurance, policy number, name of insurance company, effective date, and expiration of policy.

Design Criteria:

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Design Speed (mph)</th>
<th>Topographic Effects</th>
<th>Seismic Design Category</th>
<th>Subject to Damage From Wintering</th>
<th>Frost Line Depth</th>
<th>Termite</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Underlayment Required</th>
<th>Flood Hazard</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 psf</td>
<td>115</td>
<td>No</td>
<td>B</td>
<td>Severe</td>
<td>30 in</td>
<td>Slight to Moderate</td>
<td>1</td>
<td>Yes</td>
<td>*</td>
<td>1000</td>
<td>45°F</td>
</tr>
</tbody>
</table>

*Ice Barrier IS REQUIRED per section R905.1.2. Drip Edge per section R905.2.8.5

Tear-off: All roofing materials shall be removed prior to new application (except one (1) layer of asphalt shingles is allowed to have an additional layer of asphalt shingles applied.) Replace damaged or questionable roof sheathing.

Underlayment: Roofs with 4:12 and greater slopes shall be minimum 1-layer. 2:12 to 4:12 slope shall be 2-layer. Less than 2:12 slope requires modified bitumen. Low slope patio covers, and accessory buildings require modified bitumen if dimensional shingles are used to match shingles on principle building.

Roof covering: Replace damaged roof jacks and vents. Add roof vents where needed to meet code. Sec. R806.

Fasteners: Per manufacturer’s installation instructions and ASTM F 1667 to meet 115 Ultimate Wind Exposure C.

Inspections: A mid-roof inspection ONLY required for commercial roof assemblies. Permit Card must be available for inspector. Contractor is required to provide a secured ladder for the inspector. PRIOR to calling for inspections clean up all debris in yard and roof and clean out gutters and downspouts.

***Repair or replacement of less than 1 square (100 sq ft) of shingles does not require a building permit.