



## Roof Repair and Replacement Information

TO: Residents/Contractors/Interested Parties of Superior, CO

FROM: Tim Moroney, Chief Building Official

DATE: January 2, 2013; Revised 4/25/13; 3/20/14; 10/3/14; 1/12/15, December 16, 2020, and March 20, 2023

RE: Code Requirements for Roof Replacements

Mid-Roof inspections are required. Ladders must be supplied for mid-roof and final inspections.

The 2018 edition of the IRC was adopted in June 2020, along with the requirement to meet the wind criteria. The Town of Superior is in a high wind region. All roofs replaced in the Town of Superior are required to meet high wind conditions. ASTM D 7158 Class G or H or ASTM D3161 Class F.

All roofs in the Town of Superior must have a class A rating. Wood Shakes & Shingles are acceptable when the roof is rated class A, as with DensDeck roof board, per UL 790 Class A Barrier Board on Combustible Decking.

Ice and water shield is required on all eaves. A minimum of one 3' wide strip of ice and water shield is required.

Drip Edge is required on Eaves and Rakes.

New step flashing is required at all sloped roof intersections with walls (vertical sidewall). Bump out flashing is required where the eave intersects the vertical wall.

All flashings, valley metal, vent covers, etc., that are damaged or not in new condition shall be replaced.

Tile roofs replacing other types of roof covering must have an engineer's report stating the roof structure is adequate to support the additional loading.

A single roof overlay is allowed provided an engineer's report stating the roof structure is adequate to support the additional loading and the shingles meet the current code requirements.

For low slope roofs (2:12 to 4:12 pitch) apply a double layer of underlayment felt per section R905.2.7 IRC or apply a single layer of ice barrier on entire slope and 24" on adjacent slope.

Open Valleys- Minimum 24" wide corrosion resistant metal or 2 layers one 18" one 36" mineral surfaced rolled roofing.

Closed valleys- Same as open valleys or 36" wide smooth roll roofing or 36" wide ice barrier.

## **Roof Repairs**

*No permit is required for a repair under 100 square feet. The criteria for repair vs replacement is:*

A tile roof may only be repaired if the same style and size of tile is available. If wind causes damage to 15% of a slope a minimum of that entire slope must be replaced, including the ridge and rake. All tiles must be nailed or screwed to a batten using 2 fasteners.

Wood Shake and Wood Shingle roofs must be replaced if more than 10% of the entire roof or more than 25% of any one slope need to be repaired. These percentages include shingles that must be replaced due to damage to adjacent shingles, valley metal or other roofing elements or materials.

Repairs to roofs that meet the current Building Code and have approved materials are allowed up to an aggregate amount of 25% of the roof. This percentage include shingles that must be replaced due to damage to adjacent shingles, valley metal or other roofing elements or materials. Repairs over 25% of the total roof require a total reroof.

Woodruff and other similar composite shingles are no longer approved roof covering material. These roofs may not be repaired but must be replaced when damage occurs.

Please contact the Town of Superior Building Department at 303-499-3675, ext. 138, if you have any questions regarding this matter.

Contractors must supply their proof of insurance for Liability and Workman's Comp with the Town of Superior named as certificate holder.

- Separate from the Town's requirements, if your property is subject to the requirements of the **Rock Creek Master Homeowner Association**, the HOA requires that you submit an Architectural Request and receive written HOA approval for roof replacement or repairs to over 25% of the roof. Download the request form at [www.rockcreekhoa.com](http://www.rockcreekhoa.com) or contact Grand Manors (management company for Rock Creek HOA) at 855-947-2636.