



City of Thornton

BUILDING INSPECTION DIVISION, 9500 Civic Center Drive Thornton, CO 80229
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ROOFING STANDARDS

Replacement of less than one (1) square (100 sq.ft.) of roof covering is considered a repair and does not require a permit.

The partial replacement of asphalt roof covering materials is not allowed. When more than one (1) square of roof covering is required to be replaced and a permit is required each slope containing damaged shingles shall be replaced in its entirety. A roof may contain different types of roof covering provided that the interface of the different types occurs at a ridge, hip or open valley.

The Building Inspection Division understands how critical it can be to complete a roof covering project in a timely manner and we make every effort to accommodate the installers schedule for installation. Although we cannot provide specific appointment times for inspections you can request your inspection for AM (8:30 to 12:00) or PM (12:00 to 4:00).

It is the responsibility of the contractor or installer to provide ladder access for all inspections. Ladders shall be set up in accordance with OSHA Standards. (3 rungs above roof and tied off to structure). Or, ladders may be left on the ground and the inspector will set up and secure the ladder, ladders left on the ground must be of sufficient height to extend three rungs above the roof. Ladders necessary to access an upper roof from a lower roof must still be provided by and set up to OSHA Standards by the roofing contractor. If access to the ladder is in the back yard please give us verbal permission to enter the yard when you make your inspection request and make sure no animals are in the yard at time of inspection.

From September 15 to April 15 all asphalt shingle installations shall be fastened using six nails. If the shingles are not self sealed at time of the final inspection the shingles are required to be hand sealed in accordance with the manufacturer's installation instructions.

Ice and water shield is not required unless specified in the shingle manufacturer's installation instructions.

Drip edge flashing is required at the eaves and along the rake of the roof. Drip edge flashing shall extend over the plywood sheathing at the fascia.

Maximum spacing for existing sheathing is ¼ inch.

The Building Inspection Division does not inspect the dryer duct or gas vent connection below the roof line at final inspection. To ensure that one of these vents did not become dislodged below the roof line during the reroof project it is highly recommended that a licensed plumbing or mechanical contractor be contacted to inspect these components following the completion of your new roof.

Permit Applications for Town Homes, Apartments, Condos and Duplexes

A permit for any building that has a single address and the units of that building are designated using a unit number or letter shall be applied for on a single application and shall receive one permit.

A permit for a multi unit building where each unit is addressed individually shall be applied for on a single application and shall receive one permit. The permit application must list each address number contained within the building. Please use the lowest number for the Job Address on the application form.

A permit for a duplex where each unit is individually addressed shall require a separate application for each address.

Required Inspections

Sheathing Inspection:

All installations of roof sheathing shall be inspected prior to covering. Sheathing shall be fastened to the structure in accordance with the currently adopted code.

Mid-Roof Inspection:

All old roof covering shall be removed

All drip edge flashing and valley flashing shall be installed

75% to 100% of felt underlayment installed

25% to 75% of shingles installed per manufacturer's installation instructions

Final Inspection:

A final inspection is required for all roofing permits

Shingles shall be self sealed

All flashings installed and complete

All gutters and down spouts shall be reinstalled

Approved Asphalt Shingles

Atlas:

- All 45 year and longer warranted product
- Pinnacle 35 year¹

Certain Teed:

- All 40 year and longer warranted products
- XT 30¹
- Landmark and Landmark Woodscape¹

GAF – Elk

- All 40 year and longer warranted products
- Timberline Ultra HD
- Timberline HD formerly called Prestique High Definition 30¹
- Timberline 30 “Shadow Accent” or “Natural Shadow”²

Owens Corning:

- All 40 year and longer warranted products
- Weather Guard HP
- Duration and Duration Premium
- Oakridge 30¹

Malarkey:

- All 40 year and longer warranted products
- Alaskan and Hurricane 35 year
- Legacy¹
- Legacy with AB¹

Tamko:

- All 40 year and longer warranted products
- Heritage 30¹

IKO:

- Cambridge LT
- Roof Shake 40
- Cambridge 30 AR¹
- Cambridge 30¹

Pabco Roofing Products:

- All 40 year and longer warranted products
- Pabco Premier 30³
- Pabco SG-30³

¹ Must be installed in accordance with the manufacturer's high wind installation requirements

² Requires installation of six nails per shingle and GAF specific starter strip on both the rake and eaves.

³ Must be properly installed with six nails, Pabco Universal Starter, and paramount Starter (when required).

The manufacturers and shingle types are not all inclusive. The Building Inspection Division will consider any shingle that carries a national wind warranty for 80 mph sustained or 90 mph 3-second gust. Shingles shall be approved prior to permit issuance.

NOTICE: Some manufacturers require that a warranty upgrade be purchased in order to be covered for the stated wind speed. Please consult the shingle manufacturer's representative for details.