



City of Thornton

**BUILDING INSPECTION DIVISION, 9500 Civic Center Drive Thornton, CO
80229 Phone: 303-538-7250, Fax: 303-538-7650, Inspection Request Line:
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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. For single story access ladders may be left on the ground and the inspector will set up and secure the ladder. Ladders 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.

COMMERCIAL ROOFING

Commercial roofing permits require that it be determined whether the proposed roof covering installation is in compliance with the requirements of the building and energy codes based. Therefore, these permits will require a plan review with a maximum five working day turnaround time.

Submittal Requirements

Please note that modified bitumen, thermoset single-ply or thermoplastic single-ply roofing membranes that are sold to include a minimum 10, 15 or 20 year standard warranty from the manufacturer shall be installed to comply with the manufacturer's installation instructions for the warranty. Roof systems sold without such warranty shall be listed by the manufacturer as either a Factory Mutual I-90 system, a UL Class 30 system or shall be certified by an approved evaluation service report to withstand a minimum of 45 pounds per square foot of static wind uplift.

Please submit the following:

- Completed Permit Application
- Description of proposed work, including any demolition and a description of the existing roof assembly. Provide a narrative describing the complete proposed finished assembly (including thickness and type of any existing insulation intended to remain, thickness and type of new insulation, cover boards, slip sheets, any existing covering to remain and the new membrane).
- Product cut sheets for all membrane, insulation, cover board and/or slip sheet products to be used
- System installation instructions for both the specific installation method (mechanical, fully adhered, welded) that meets the manufacturer's warranty or applicable UL, FM or Evaluation Service Report listing requirements (include flashing details). Instructions must include the required fastener layout for insulation and/or cover board attachment that is necessary to comply with the warranty or listing requirements. For UL, FM or ESR systems provide the report number and system number of the system being installed.

Required Inspections

Sheathing Inspection:

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

Mid–Roof Inspection:

25% to 75% of roof covering installed per manufacturer's installation instructions.

Must have Manufacturer's Installation Instructions on site for inspector.

Final Inspection:

A final inspection is required for all roofing permits

All flashings installed and complete

Note: We no longer require the submittal of the manufacturer warranty, and submittal of the manufacturer warranty does not negate the inspection requirements.

Approved Asphalt Shingles

Atlas:

- StormMaster Slate
- StormMaster LM
- Pinnacle¹

Certain Teed:

- Grand Manor
- Centennial Slate
- Carriage House
- Presidential Shake TL (&AR)
- Landmark TL (AR & IR)
- Presidential Shake (&AR)
- Independence (&AR)
- Hatteras
- XT 30 (&AR) (&IR)¹
- Landmark Woodscape¹
- Landmark Solaris
- Landmark Special
- Landmark Plus (&AR)
- Landmark Canada
- Landmark (&AR)
- Northgate IR

GAF – Elk

- Camelot
- Grand Slate
- Country Mansion
- Grand Canyon
- Grand Sequoia
- Capstone
- Slateline
- Timberline Ultra HD
- Timberline HD¹
- Timberline Cool Series
- Timberline ArmourShield II
- Timberline Prestique 40
- Timberline Natural Shadow²
- Marquis WeatherMax

IKO:

- Armourshake
- Cambridge LT
- Grandeur
- Crowne Slate
- RoofShake 40
- Royal Estate
- Cambridge 30¹
- Cambridge 30 AR¹

Malarkey:

- Alaskan
- Hurricane
- Northwest XL
- Legacy¹
- Ecoasis
- Ecoasis Premium
- Highlander
- Windsor

Owens Corning:

- Woodmoor Collection
- Woodcrest Collection
- WeatherGuard HP
- Duration Shingle (All)
- Oakridge Shingles¹

Pabco:

- Paramount Advantage
- Paramount
- Cascade
- Premier Advantage
- Precise
- Premier Radiance 50
- Pabco Premier 50
- Pabco Premier 40
- Pabco Premier 30³
- SG-30³

Tamko:

- Heritage IR
- Heritage Vintage
- Heritage 50
- Heritage XL
- Heritage 30

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.