

**CITY OF ENGLEWOOD BUILDING DIVISION**  
1000 Englewood Pkwy, Englewood, CO 80110 303-762-2357 or 303-762-2356

**RESIDENTIAL RE-ROOFING GUIDELINES**

This handout addresses the frequently asked questions regarding re-roofing and to list the typical inspection and installation requirements for common types of roofing materials.

Things to be aware of before starting:

1. Effective July 5, 2012, the City of Englewood adopted the 2012 International Residential Code.
2. If there is a Homeowner's Association and a change in roof covering material is planned, it is advisable to contact them.

*Frequently Asked Questions*

**1. Is a permit required to re-roof my house?**

Yes

**2. Are roofing permits required for repairs or maintenance of existing roofs?**

Repairs or maintenance of existing roofs do not require a permit when the affected area is one square (100 sq. ft.) or less.

**3. May I, as a homeowner, do the re-roof myself?**

Yes, provided they own and occupy the home. If a roofing contractor is utilized, the contractor must hold a current contractor's license and pull the permit.

**4. Will my roof be inspected?**

A final inspection is required for re-roofs when the roof installation is complete.

**5. How many layers of roofing are allowed?** A maximum of two layers are allowed.

**6. What should be done with the existing roof jacks and vents?**

Roof jacks and vents must be raised to the level of the new roof and replaced if they are in poor condition, badly rusted or otherwise deteriorated.

**7. Does the roof deck have to be replaced?**

Asphalt shingles are required to be placed on a solidly sheathed deck. Refer to the specific shingle manufacture's installation instructions for maximum gaps in plank decking. Any deteriorated or water saturated decking shall be replaced.

**8. What is my roof slope is less than 4:12?** Refer to the manufacturer's installation instructions on the roof package.

**9. Is Ice and Water Shield Required?**

Yes, ice and water shield is required to extend 24 inches inside the exterior wall line of the building.

**10. Will additional roof vents be required?**

Additional roof venting may

be required when the existing venting is inadequate.

**11. Drip Edge**

All edges of the roof, including eaves and rakes shall be protected by drip edge.

**12. Crickets and Saddles.**

A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide.

**13. Underlayment**

Apply new; minimum 15# asphalt saturated felt underlayment over a DRY deck.

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, 19" laps of underlayment are required, starting with a 19" strip, then full sheets.

For slopes less than 2:12, contact the building department.

*Revised 11/13/2014*