



RESIDENTIAL ROOF REPAIR/REROOF

EXISTING ROOF

When an existing roof requires repairs or replacement due to age, damage or unforeseen events, the 2015 International Residential Code governs requirements for those repairs.

REROOF

Reroofs shall be treated separately from new roofs. New roofs shall meet the requirements of chapter 9 of the 2015 International Code.

POLICY

- The permit holder shall print and post the approved permit before work begins and display the permit at the approved site until final inspection has been approved.
- For roof repairs under 100 square feet, this is considered a small repair and will not require a permit. If the total repair amount on any roof, or combination of slopes exceeds 100 square feet, this is a major repair and a permit is required.
- Roof repairs that exceed 25% of the total roof area will require a complete tear off and reroof.
- Used materials are not acceptable. Materials shall be delivered in packages bearing the manufacturer's identifying marks and approved testing agency label required. Bulk shipments of materials shall be accompanied by the same information in the form of a certificate or bill of lading from the manufacturer.
- Materials removed from one roof cannot be reused on any other roof. Harvested material shall be considered used material and are not allowed in the City of Centennial.
- Roof replacement shall include the removal of all existing layers of roof coverings to the deck.
- Gaps between the boards of skip decking shall not exceed ½".
- Drip edge is required on all edges of the roof.
- Ice and water shield is only required if the shingle manufacturer's specifications require it.

INSPECTIONS

- Mid-roof inspections are required for all roofs.
- For a mid-roof inspection, complete tear off must be complete, all underlayment must be complete, and new material shall be installed between 25-75% complete.
- For all inspections, it is the sole responsibility of the permit holder to provide and set up an OSHA compatible ladder(s) in an OSHA compliant manner.
- Ladder(s) shall be set up in a manner to access all levels of the roof.
- Centennial inspectors do not supply, set up, move or take down ladders.