

CITY OF CHERRY HILLS VILLAGE

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Specific Roofing Requirements For Cherry Hills Village

The following information is provided as a guide for installation of roofing material in the City of Cherry Hills Village under the International Residential Code (IRC). It is intended to be guide only. It is not intended to cover all aspects of roof covering installations nor roof coverings covered by the International Building Code (IBC). This guide does not permit the installation of a roof covering in violation of the IRC nor the manufacturer's installation instructions. It is the contractor's responsibility to install the roof covering in accordance with the applicable code and manufacturer's installation instructions. If additional information not covered in this guide is needed, please free to contact the building department with your questions.

Ice Dam Protection

Cherry Hills Village has a history of ice damming in the past. Therefore, in accordance with IRC Section 301.2 an ice barrier is required to be installed in lieu of the regular underlayment and extend from the lowest edges of all roof surfaces in accordance with the above code sections.

Drip Edge

A drip edge is required in accordance with Section 1507.2.9.3. They must be provided at eaves and gables of asphalt shingle roofs. Overlap to be a minimum of 2 inches. Eave drip edges shall extend 1/4 inch below sheathing and extend back on the roof a minimum of 2 inches. Drip edge shall be mechanically fastened a maximum of 12 inches o.c.

Roof Slope

Roof coverings shall be installed at the minimum slope permitted for each type of roofing material permitted by the code. Any installations not meeting the minimum slope requires specific approval from the building department.

Midroof Inspections

The City of Cherry Hills Village requires a midroof inspection on all reroofing projects. The inspector needs to see the underlayment and ice barrier as well as determine if the existing decking is appropriate and in good structural condition. It is recommended that the contractor call for the midroof inspection prior to the installation of the roof membrane.

Ladders

The City of Cherry Hills Village inspectors do not carry ladders to access roofs for inspections. It is the responsibility of the contractor to provide a OSHA approved ladder that is properly erected and fastened in place.

Underlayment

The minimum underlayment for each type of roofing membrane shall comply with the applicable code based on the type of membrane being installed. Alternate underlayments having an ICC Evaluation Service Report are generally acceptable. However, specific approval must be obtained from the building department.

Reroofing vs. Recovering

Section R907.3 regulates the installation of roofing materials on existing buildings. The following is copied from that section.

New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Nail Guns

Nail guns are permitted to be used to install asphalt shingles and wood shakes and shingles. However, the nails that are used must comply with Sections R905.2.5, R905.7.5 and R905.8.6. In addition, the nails are not permitted to be overdriven or at angles other than perpendicular to the roof surface. The installation of the material must be in accordance with the manufacturer's installation instructions.

Wood Shakes and Shingles

Wood shakes and shingles are not prohibited in the City of Cherry Hills. However, it is recommended that the homeowner contact their homeowner's association for any type of restrictions. The city is not responsible for enforcing homeowner association requirements.

Tile Roof Installations

Tile roofs must be installed in accordance with Section R905.3 of the IRC and the manufacturer's installation requirements.