



City of Fort Morgan Roofing Requirements

Effective March 1, 2012

In order to serve the citizens within the city limits of Fort Morgan and roofing contractors, the following summarizes the most frequently asked questions regarding roof requirements by the City of Fort Morgan Building Department.

The City of Fort Morgan requires a permit for all new roofing and roofing repairs over 100 square feet of roofing material.

A mid-roof inspection is required after the roof covering is removed. The City of Fort Morgan requires that a ladder be supplied and the contractor or homeowner (if the homeowner did the work) is there for all required inspections. **We ask that you please schedule these inspections at least 24-hours in advance, by calling 970-542-3907, as we are unable to guarantee dates and times on shorter notice.**

CODE REQUIREMENTS

The 2009 Edition of The International Residential Code Chapter 9, the 2009 Edition of The International Building Code Chapter 15 and amendments to the International Codes apply to roof applications in the City of Fort Morgan.

R905.2.7.1 Ice Dam Protection

If water damage is found then ice barrier shall be used on the eave edge for all new roof tear offs. The ice barrier shall extend 24 inches from the exterior wall.

R903.2.2 Drip Edge Metal

Provide drip edge metal at eaves and gable ends. Eave and gable drip edge metal shall extend a minimum of 2 inches onto the roof surface and 1½ inches over the exposed decking edge.

R806.2 Roof Ventilation

The total net free area shall not be less than 1 square foot of roof vents per 150 square feet of roof area.

R905.2 Asphalt Shingles

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.

Minimum roof pitch of 2 units vertical to 12 units horizontal.

Roof slopes 2 units vertical in 12 units horizontal (2:12) to 4 units vertical in 12 units horizontal (4:12), double underlayment is required. Underlayment shall conform to ASTM D 226 Type I, commonly known as No. 15 asphalt felt.

Mansard or high-slope application shingles are required to be fastened per manufacture's installation instructions.

R907.3 Re-roofing

New roof covering shall not be installed without first removing existing roof coverings.

Flashing Requirements

Most neoprene plumbing vent flashings will have to be replaced due to deformities caused by exposure to the elements.

Rusted and/or damaged flashing, attic vents, furnace to fireplace vents are required to be replaced.

Flashing used for open valleys shall be a minimum 24-inches wide, 26-gage galvanized steel.

Flashing and counter flashings are required where the roof meets a vertical surface. Counter flashing may be omitted if the top edge of the wall flashing is covered with an approved exterior siding material.

R905.2.1 Sheathing Requirements

Asphalt shingles shall be fastened to solidly sheathed decks. Solid sheathing is required with consistent gaps in the spaced decking greater than 1/4 inch.