



City of Fort Morgan Roofing Requirements

Effective January 1, 2017

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.
- "The building *permit* or copy shall be kept on the site of the work until the completion of the project." This per the 2015 IBC [A] 105.7 Placement of permit.
- A mid-roof inspection is required after all of the roof covering is removed to inspect the decking.
- "The final inspection shall be made after all work required by the building *permit* is completed." This per the 2015 IBC [A] 110.3.10 Final inspection.
- Both the mid-roof and final inspection requires that a ladder be supplied and the contractor or homeowner (if the homeowner did the work) is present.

We ask that you please schedule 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 2015 Edition of The International Residential Code Chapter 9, the 2015 Edition of The International Building Code Chapter 15 and amendments to the International Codes apply to roof applications in the City of Fort Morgan.

R905.1.2; R905.2.7; R905.16.4.1 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.

R905.2.8.5 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 89 mph sustained or 115 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.

R908.3.1 Roof re-cover

Allowed up to two (2) layers of asphalt or one (1) layer of asphalt with a metal overlay. If two or more layers of asphalt already exist, all layers must be removed.

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 ¼ inch or greater.