

# Pikes Peak REGIONAL Building Department

## REROOFING GUIDELINES PER THE 2021 INTERNATIONAL CODES WITH 2023 REGIONAL BUILDING CODE AMENDMENTS

*This information is a summary of local re-roof requirements. In addition to the information in this handout, you must refer to the currently adopted codes for the complete requirements.*

- New asphalt roof coverings shall NOT be installed without first removing **ALL** existing layers of roof coverings on residential homes. **(See 2021 IRC Section 908.3)**
- It is violation of Code for any person to contract or perform reroofs (for repairs more than 100 square feet) without a license unless you own the residential property **AND** it is your primary residence. **Any repair or replacement work done over 100 sq. ft requires a permit whether a licensed contractor or homeowner is performing the work. (See 2023 PPRBC Section 105.2.1, Item 14)**
- All one- and two-family dwellings in the City of Colorado Springs shall have a minimum roof covering of Class A excluding solid wood roofing products. Accessory structures shall have a minimum roof covering of Class B. **(See 2023 PPRBC Appendix D)**
- Drip edge shall be provided at eaves and rakes edges of shingle roofs. **(See 2021 IRC Section 905.2.8.5)**
- Roofing contractors are ONLY permitted to replace the vent cap, collar, and jack on a B-Vent. A license HVAC contractor must be contracted for any repair or replacement of the connections or the B-Vent itself.
- Elevations of the property is listed on the permit receipt. Properties that are above 7,000 ft. elevation require an ice barrier to be installed. This barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering, polymer-modified bitumen sheet, and shall extend from the eave's edge to a point of at least 24 inches inside the exterior wall line of the building. **(See 2023 PPRBC section RBC303.4.2 Table R301.2 footnote D and 2021 IRC section 905.1.2 for application)**
- Asphalt shingles are not permitted to be installed on a roof pitch less than 2:12. **(See 2021 IRC Section 905.2.2)**
- Stocking of roofing materials (on the driveway or roof) is considered the start of a project. Stocking of materials prior to a permit being issued is not allowed. Violations shall result in a triple permit fee assessed and a stop work order issued.

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Guidelines continued:

- Typical asphalt roofing materials and Direct-To-Deck metal shingles on residential homes do not require a mid-roof inspection.
- Crickets are not required on reroofs, only new construction.
- Plank decking (skip sheathing) must have gaps that are ¼" or less. If not, roof must be re-decked with a minimum of 7/16" OSB or overlaid with a minimum of 3/8" CDX / OSB installed over existing plank decking (skip sheathing) otherwise gaps must be filled in. **(See 2021 IRC Section 905.2.1 and Table 803.1)**
- A **Detach and Reset** solar permit is required before the solar arrays are detached from the structure. Permit must be obtained by a license contractor. See [Reroof Guidelines with Solar for 2021 I-Codes](#) document for any additional requirements.
- A roof dry-in inspection is required **(Tile Roof) (BTR)**. After all underlayment, batten strips and sup- flashing are in place. Before any tile is stocked or installed on roof.