



City of Thornton

BUILDING INSPECTION DIVISION, 9500 Civic Center Drive Thornton, CO 80229
Phone: 303-538-7250, Fax: 303-538-7650, Inspection Request Line: 303-538-7396
E-Mail: buildings@cityofthornton.net

ROOFING STANDARDS

Replacement of less than 1 square (100 sq.ft.) of roof covering is considered a repair and does not require a permit.

The partial replacement of asphalt roof covering materials is not allowed. This would require the interface of different shingle types, which the manufacturer and the code does not address. Therefore, entire sections of a roof are required to be recovered.

The Building Inspection Division understands how critical it can be to complete a roof covering project in a timely manner and we make every effort to accommodate the installers schedule for installation. Although we cannot provide specific appointment times for inspections you can request your inspection for AM (8:30 to 12:00) or PM (12:00 to 4:00).

It is the responsibility of the contractor or installer to provide ladder access for all inspections. Ladders shall be set up in accordance with OSHA Standards. (3 rungs above roof and tied off to structure). If access to the ladder is in the back yard please give us verbal permission to enter the yard when you make your inspection request and make sure no animals are in the yard at time of inspection.

From September 15 to April 15 all asphalt shingle installations shall be fastened using six nails. If the shingles are not self sealed at time of the final inspection the shingles are required to be hand sealed in accordance with the manufacturer's installation instructions.

Ice and water shield is **not** required unless specified in the shingle manufacturer's installation instructions.

Drip edge flashing is required at the eaves and shall extend over the plywood sheathing at the fascia. (Upon adoption of the 2009 Codes drip edge will be required at the rake as well as the eaves.)

Maximum spacing for existing sheathing is ¼ inch.

Required Inspections

Sheathing Inspection:

All installations of roof sheathing shall be inspected prior to covering. Sheathing shall be fastened to the structure in accordance with the currently adopted code.

Mid-Roof Inspection:

All old roof covering shall be removed

All drip edge flashing and valley flashing shall be installed

75% to 100% of felt underlayment installed

25% to 75% of shingles installed per manufacturer's installation instructions

Final Inspection:

A final inspection is required for all roofing permits

Shingles shall be self sealed

All flashings installed and complete

All gutters and down spouts shall be reinstalled

Approved Asphalt Shingles

Atlas:

- All 45 year and longer warranted product
- Pinnacle 35 year¹

Certain Teed:

- All 40 year and longer warranted products
- XT 30¹
- Landmark²
- Woodscape AR²

GAF – Elk

- All 40 year and longer warranted products
- Timberline Prestique High Definition 30¹
- Timberline 30 “Shadow Accent” or “Natural Shadow”³

Owens Corning:

- All 40 year and longer warranted products
- Duration and Duration Premium
- Oakridge 30¹

Malarkey:

- All 40 year and longer warranted products
- Alaskan and Hurricane 35 year
- Legacy¹
- Legacy with AB¹

Tamko:

- All 40 year and longer warranted products
- Heritage 30¹

IKO:

- Cambridge LT
- Roof Shake 40
- Cambridge 30 AR¹
- Cambridge 30¹

Pabco Roofing Products:

- All 40 year and longer warranted products
- Pabco Premier 30⁴

¹ Must be installed in accordance with the manufacturer’s high wind installation requirements

² Requires installation of Certainteed starter strip on rakes and eaves AND 8” wide bed of roofing cement on rake edges.

³ Requires installation of six nails per shingle and GAF specific starter strip on both the rake and eaves.

⁴ Must be properly installed with six nails, Pabco Universtal Starter, and paramount Starter (when required).

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.