

Jurisdiction Survey on Roofing

Conducted by Shaunna Mozingo

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Question: Do you require roofing permits? If so, do you require mid-roof inspections? And, do you require the inspectors to get on the roofs for inspection?

1. We do require roofing permits. We do conduct mid-roof inspections. Inspectors have the option of not getting on the roof if they do not feel comfortable. They use binoculars to do the best inspection possible.
2. **Yes, yes**, depends on the roof-, most sloped roofs can be viewed from the ground, Flat PTO roofs may need to be accessed through hatches or facetime the installer for the walkthrough. Drones would be fun but might get shot at.
3. We do require roofing permits and we require mid roof inspections for low slopes (under 4/12). We do get up on roofs (we require contractors to set ladder) for both mid roof and roof finals. Unless it is steeper than 6/12 or tile roofs. If steep roofs or tile roofs we require a final roof affidavit that describes installation and must be signed by a notary along with homeowner
4. Yes, mid-roof inspections are required on commercial flat roofs only. Inspectors go on commercial roofs and only as needed for residential roofs.
5. We do require roofing permits for both residential and commercial roofs. We do not do a mid-roof inspection, and inspectors will only get on a roof of 6/12 or less.
6. Permits here are required for roof replacements or repairs that total one square or more. The roof aspect of a remodel, addition, or new building (residential or commercial) is incorporated into the full permit for that work. We are often asked (though more often right after a hailstorm when the storm chasers arrive) if we will tell them whether the roof can be repaired or if it must be replaced and our answer is always that it needs to be determined between the owner, contractor, manufacturer, and insurance company. The City will only make a determination of whether a permit is necessary, issue permits, and conduct inspections to determine compliance with adopted codes. We also have adopted a requirement that Class 4 Impact Resistant shingles be installed for all replacements. We do not require a mid-roof inspection currently. We require the inspectors to walk on the roof when the pitch is 5:12 or less and when the roof is two stories or less. However, safety is completely at the discretion of the inspector and if an inspector is more comfortable completing an inspection from a ladder that is set and from the ground level, that is acceptable to us.
7. Yes, yes, and yes for Paonia, Parachute, and Silt.
8. **We do require a building permit for a re-roof and that will include a mid-roof inspection. We do get up on the roof for the inspection.**
9. **We do require roofing permits. We do not do mid-roof inspections, however most roofing contractors will request a midroof on spaced sheathing to get a correction notice so there is less hassle in getting paid for the overlay of OSB. We get on roofs that are 6/12 and less, but not in the heat of the summer per the request of some of our roofing contractors.**
10. **Yes, roofing permits are required, mid-roof is done, and the contractor is required to supply the ladder and have it secured and tied off ready for inspection.**
11. **We do require re-roof permits. We do a mid-roof inspection to verify ice-shield and flashing details. Typically for single families, if it's a single story we can do it from the ground. If it's multi-story it can be done from the top of the ladder. Commercial project we walk the entire roof.**

12. The Department does require roofing permits on residential and commercial re-roofing projects. A mid roof inspection is only required on tile roofs. The inspector is required to get on the roof, with a few exceptions for tile and roof pitch.
13. does require roof permits. It's a flat rate fee. At the advice of our inspection company, we do not require mid-roof inspections for the standard asphalt shingles removal/replacement. A more specialized project may require the mid-roof inspection. The main reason for not doing the mid-roof is that the inspectors do not want to have the roof open to Colorado bi-polar weather if in the event a mid-roof does not get scheduled correctly or something occurs that the inspectors are unable to get there. The scheduling mishaps and the not showing rarely happens but the Town did not want that liability and the third party inspection company stated that for routine roof repairs and shingle replacements that a midroof was not really necessary.
14. We do require roofing permits. We do require Mid-roof inspections. We do not require or allow our inspectors to go on the roofs, but we do require our contractors to go on the roof with their cell phones and be on a Facetime call with us so that we can see the entire roof and tell the contractor where to look, etc. The contractor must already be up there so we can do our inspection with them up there and we are on the ground and can see what they're doing. It's their insurance liability if they get hurt, and not ours. They're roofers so their insurance is already covering them to be on the roof.