



CITY OF LONE TREE
Building Division

Guidelines For Roofing in The City of Lone Tree

Roof Inspections: 303-225-4941

- A **Mid-Roof Inspection** is required for all roof types.
 - 20%-80% of the roofing may be installed
- A **Final Roof Inspection** is required for all roofing materials
 - No ladder is required for final inspections unless noted on the mid-roof.
- Inspections requested by midnight will be scheduled for the next business day. Typically roof inspections are done between 2-3 pm. Specific times may be requested. Permits with no activity of 6 months or more will be considered an abandoned project and voided.

Design Criteria for Roofing

- City's adopted codes are the 2021 International Residential Code (IRC) and 2021 International Building Code (IBC).
- The City's maximum ultimate design wind speed is 115 mph (V.ult). Exposure category "C"
- Ground snow load is 30 pounds per sqft
- 3.0 inches per hour for 100-year, 1-hour rainfall (for roof drain sizing)

General Requirements

- A re-roofing permit is required when replacing more than 1 square (100 square feet) of roofing
- All rusted, damaged, or deteriorated: flashing, drain outlets, jacks and collars shall be replaced.
- Water damaged, rusted or deteriorated decking shall be removed and replaced
- Drip edge is required on all rakes and eaves
- Ice and water is not required
- A minimum Class "C" rating is required for wood shake and wood shingles, per City amendment
- Wind clips are required for concrete tile and clay roofing installations
- If you are not replacing the entire roof, the area being replaced must terminate at a natural break in the roof (ie: valley, eave or ridge). At no time can you mix roofing materials or age of materials on a slope or facet of the roof unless allowed and warranted by the product manufacturer.