



RESIDENTIAL ROOFING REQUIREMENTS

Important Start Here!

COLORADO WILDLAND URBAN INTERFACE (Adams County Ordinance 14)

All new construction within unincorporated Adams County must comply with the newly adopted Wildland Urban Interface (WUI).

The following steps must be followed for all new construction:

Visit Colorado Wildfire Resiliency Code Map to determine the class of hazard assigned to your property (Class 1 or class 2). **Note: If your parcel does not fall within a WUI zone, the WRC code does not apply. Please identify this information on plans.**

Note: Please see adopted WUI Code for full list of requirements, see links below.

[2025 Colorado Wildfire Resiliency Code Map](#)

[Adams County Wildfire Intensity Classification Map](#)

*If in the WUI, the following information must be provided: Structure Hardening Class 1 or Class 2, Defensible Space/Landscape Plan

- Residential roofing shall be installed in accordance with the *2024 International Residential Code*, and manufacturers' installation instructions.
- A repair or replacement of less than one (1) square (100 sq.ft.) on any slope does not require a permit.
- If repair or replacement is more than one (1) square on any slope, the slope containing the damaged shingles shall be completely replaced. Roofs may contain different types of roofing materials provided that the transition interface of the different materials is made at a ridge, hip, or an open valley.
- It shall be the responsibility of the contractor or installer to provide an OSHA approved ladder setup in accordance with OSHA standards (3 rungs above the roof line and tied off and secured to the structure). On two story roofs, and where the use of two separate ladders is needed, there must be two ladders setup and secured in accordance with OSHA standards.
- The maximum number of layers of roofing permitted is one (1), per Ordinance No. 12 and amendment to R908.3 of the 2024 IRC.
- The maximum number of layers on a flat roof is one (1)
- The replacement from asphalt shingles to a tile roof will require engineer's approval of the roof framing being suitable to withstand the additional weight of the tile.

- All asphalt shingles installed in Adams County must bear the ASTM D 3161 rating. The wind speed rating for Adams County is 115 mph.**
**** If the shingle meets ASTM D 3161, it is acceptable to be installed. Installations of 3-Tab shingles require a copy of the invoice showing brand and type of shingle purchased, and the manufacturers' specifications to be onsite with the permit card for final inspection of the roof. You may also use a left-over bundle as the packaging will have the information on it**
- Installation of ice and water shield is not required in Adams County. If installed, it must meet the installation requirements set forth in the *2024 International Residential Code* and the manufacturer's installation instructions.
- Drip edge flashing is required at eaves and along the rake of the roof. The drip edge flashing must extend over the roof sheathing at the fascia. Minimum drip edge size is 2 inches.
- Shingles are not permitted to be installed on any roof slope of less than 2:12.
(2" vertical for every 12" horizontal)
- Asphalt shingles must be installed over solidly sheathed decks. Any spacing in plank decking that exceeds the manufactures allowance must be re-sheathed in accordance with the *2018 International Residential Code*, and or the shingle manufacturers' installation instructions. All joints and seams of the new decking must break over the trusses or rafters and be secured using fasteners permitted by Table R602.3.1 of the 2018 International Residential Code.
- Proper roof ventilation must be installed per the 2018 International Residential Code.
- Fasteners used for the installation of asphalt shingles must be in accordance with the *2018 International Residential Code* and the manufacturers' installation instructions. Minimum size is 12ga. shank with a minimum 3/8" diameter head and must penetrate a minimum of 3/4" into the sheathing. If the roof sheathing is less than 3/4", the fasteners shall penetrate through the sheathing.
- A minimum of two layers of 15# felt shall be installed on a roof slope of less than 4:12. For roof slopes 4:12 and greater, a minimum of one layer of 15# felt is required.
- Valley lining and materials shall be in accordance with the *2018 International Residential Code* and the manufacturers' installation instructions for the type of roofing material being installed.

Required inspections as follows:

Sheathing Inspection:

All installations of new roof sheathing shall be inspected prior to the installation of any roofing materials. Sheathing must be installed and fastened to the structure in accordance with the *2018 International Residential Code*.

Final Inspection:

A final inspection is required for all roofing permits.

Shingles must be self-sealed at the time of the final inspection.

All flashings and roof vents must be installed and complete.

*This is intended to serve as a general guide for the project described. Depending on the specific scope of work, project requirements, site conditions, or client specifications, additional items may be required, or some listed items may not apply