Thank you for coming!

Please sign in and give an email address if you would like to receive updates on development and permitting in Denver.
I. Resources
II. Licensing
III. Permits and Scope of Work
IV. Overlooked Building Codes
V. Inspections
VI. Questions
Resources
Online Resources

- [www.denvergov.org/DS](http://www.denvergov.org/DS)
  - Project Guides under “Home Projects” tab

- [www.denvergov.org/buildingcode](http://www.denvergov.org/buildingcode)
  - Building codes and policies

- [www.denvergov.org/quickpermits](http://www.denvergov.org/quickpermits)
  - Instructions and form downloads

- [www.denvergov.org/buildinginspections](http://www.denvergov.org/buildinginspections)
  - How to schedule, estimated wait times, third-party inspector forms

- [www.denvergov.org/landmark](http://www.denvergov.org/landmark)
  - Landmark design review guidelines and applications

- [www.denvergov.org/contractorlicensing](http://www.denvergov.org/contractorlicensing)
  - Certificates and contractor licenses

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2016 Denver Building and Fire Code

- “Denver Amendments”
- Adopted March 2016
- Last amended December 2016
Know Your Zoning, Landmark Status and Inspectors

Use the **DevelopDENVER map** at [www.denvergov.org/ds](http://www.denvergov.org/ds)

Click on “DevelopDENVER map”
Landmark Preservation Commission
Meets twice a month
Projects that are highly visible, large in scope, or may not meet design guidelines (changing materials, design, colors, cladding shape)

Landmark design review by staff
~2 week review
Faster review if same roof material, design, color, and cladding shape

Quick review
~1 business day
For re-roofs with no change in materials

~720 roof projects on historic or landmark structures/districts since April 2016

95% of Landmark roof reviews
Licensing
Contractor Licensing

License types and what you can do with them

Class D – Roof Covering and Waterproofing

• Installation of roof coverings, including valleys, gutters, downspouts and waterproofing
  • Residential property ✓
  • Commercial property ✓

Class D – Roofing – Shingles Only

• Installation of residential shingle roof systems only
  • Residential property ✓

• Structural work requires a Class A or B General Contractor license.

• Consequences of unpermitted work
  – Warning, suspension, revocation of license, notice attached to property title
Roof Permits
Angela Abeyta (Supervisor)

- Ingrid Antoine
- Dionne Bell-Hudson
- Alicia Bock
- Thaddeus Boles
- Cheryl Booker
- Qiana Fletcher
- Nadine Garcia
- Sabrina Keil
- Angela Merritt
- Bette Rhone
A roof permit has to be pulled separately from the general building permit, even for new construction

- What to submit:
  - Permit application (#2 aka roof/siding permit)
  - Payment via cashier counter or download the credit card form online

- How to submit:
  1. Email quickpermits@denvergov.org
  2. Walk in to Permit Counter
  3. Fax: 720-865-3020

- Turnaround time for emailed applications
  - 24 to 72 hours
From Permit Counter to the Cashier

• If you come to the Permit Counter in person, you must go to the cashier afterward to pay permit fees and pick up your permit(s)

• For email submissions, submit the credit card form and make sure you have been contacted for your credit card information

• Permit will be sent to you via the same method by which you applied
Decide: Hire a Contractor or DIY?

- Homeowner permits are only issued to *owner-occupiers*, who must live at the home for 1 year after work is done
  - No ADUs, even on your property
  - No duplexes, even your own
- No exam needed for a roofing/siding permit
- Homeowners performing their own work cannot apply for a quick permit by email or fax
  - MUST come to the counter and bring a valid photo I.D. to verify property ownership
Scope of Work for a Roof Permit
When do I need a roof permit?

- Repairs >10% of total roof square footage or >2 roofing squares (200 ft²) (*whichever is smaller*)

- All new roof penetrations

- Partial roofs ending at a natural edge, gutter, eave, or ridge
  - You cannot replace partial slopes (i.e., part of a continuous plane between valley, ridge, hip, gutter, etc.)
New Roof Versus Re-roof

New Roof

Roof Replacement (Re-roof)

Both require the same Quick Permit application

Images: TalkLocal.com, Livingston Roof Pros
When do I NOT need a roof permit?

- Repairs less than 10% of roof square footage
- Roof coatings
- Roof-mounted solar that does not penetrate the roof (with the exception of lag screws or bolts)
One Permit or Two?

One permit
• Simultaneous re-roofs of an existing house and detached garage
  – Two structures, one permit
• Re-roof on an existing duplex with no break in the roof line

Two permits
• New roofs on a house and a detached garage
  – Two roof permits
  – One for each structure
• May need to consult Public Works if you need a permit for a street closure

• Green roofs cannot be done on a Quick Permit
  – They require log-in for a building permit and any other related trade-specific permits

• Changing structural framing (e.g., flat to a pitched roof or structural repair) cannot be done on a Quick Permit
  – Requires building permit
Often Overlooked Building Codes
Architectural/Structural Review Team

Eric Browning, PE (Supervisor)

- Alex Abel, PE
- Vincent Anderson, PE
- Tim Kirby, PE
- Daniel Krausz, AIA
- Jessica McQuinn
- Claude Neumann, PE
- Keith Ostrander, PE
- Keith Peetz, PE
- David Renn, SE, PE
- Street Schellhase, PE
- Rodger Young, PE
Must comply with the 2015 International Energy Conservation Code (IECC)

- New roofs
- Existing roofs with no insulation
- Re-roof project with insufficient insulation and you ARE removing or working on the decking

Do nothing

- Re-roof project with insufficient insulation below the deck but you ARE NOT doing any work to the decking
Dealing with Asbestos

• Denver requires that you follow Colorado law on certified asbestos inspection and removal

• Inspections by a Colorado-certified asbestos building inspector before dismantling, tearing down, or demolition

• Inspections by a Colorado-certified asbestos building inspector before remodeling/renovating depending on the amount of material to be disturbed that could contain asbestos

Visit www.colorado.gov/cdphe/asbestos for details on state asbestos regulations and to find a list of certified inspectors/abatement contractors.
Wind Speed Requirements in Denver

- Wind Speed Zones for Denver (per DBCA Section 1609)
  - Areas east of Federal Blvd. – 115 mph $V_{ult}$ min. rating
  - Federal Blvd. to Sheridan Blvd. – 125 mph $V_{ult}$ min. rating
  - Sheridan Blvd. to Kipling St. – 140 mph $V_{ult}$ min. rating

- Asphalt shingles have to meet either ASTM D 7158 (old standard) or ASTM D 3161 (new standard)

- Note that for aggregate roofs, 2015 IBC Table 1504.8 uses $V_{asd}$, not $V_{ult}$
• **Review handout:** 2015 IRC underlayment tables
  – Underlayment Types
    • Wind speed requirements have increased – 3-Tabs will need to demonstrate that they can meet new requirements
  – Underlayment Applications
  – Underlayment Attachments

<table>
<thead>
<tr>
<th>ROOF COVERING</th>
<th>SECTION</th>
<th>MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} &lt; 140$ MPH</th>
<th>MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} \geq 140$ MPH</th>
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<tbody>
<tr>
<td>Asphalt shingles</td>
<td>R905.2</td>
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<td>ASTM D 4869 Type I, II, III or IV</td>
<td>ASTM D 4869 Type IV</td>
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<td>ASTM D 6757</td>
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<td>Clay and concrete tile</td>
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<td>ASTM D 226 Type II</td>
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<td>ASTM D 6380 Class M mineral-surfaced roll roofing</td>
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<td>Metal roof shingles</td>
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<td>Mineral-surfaced roll roofing</td>
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<td>ASTM D 4869 Type IV</td>
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</tbody>
</table>
• Denver only allows 2 layers of roofing
  – Existing roofs with 2 or more layers need to be removed and replaced down to the decking

• Voids in roof decks
  – No continuous opening between boards of over $\frac{1}{2}”$

• Existing sheathing
  – Adhere to manufacturer’s installation instructions for maximum gap on 1X decking, so long as there is no opening over 6 sq. in.

Image Credit: InterNACHI, a registered trademark of the International Association of Certified Home Inspectors, Inc.
• Membrane roofs must be installed by a D-Roof Covering/Waterproofing licensed contractor.

• If membrane is less than 10% of the entire roof or 2 squares *(whichever is smaller)*, it can be installed by a D-Roof Shingles licensed contractor on shingle projects that have some low-slope areas.
  - Example: porches and patios.
• Inspected on new construction not on re-roofs

• HOWEVER, manufacturer’s installation and warranty requirements may require additional venting for re-roofs
Exterior Wall Finishes

• Exterior wall finishes must terminate
  – a minimum of 8” above the finished roof of a low-slope roof
  – a minimum of 2” above a shingle, shake, or tile roof

Image Credit: FH Home Improvement.
• Mechanical equipment on the roof must be installed on 8” curbs or legs bearing and secured to the decking which is flashed to the roofing and made watertight
  – Other roof-mounted elements

• Placing the equipment on resonator pads or slip sheets is not allowed

Image Credit: Firestone Building Products Company
Inspections
Building Inspectors

Paul Schaffer (Chief Construction Inspector)

- Clyde Baggett
- Brian Benson
- Michael Brack
- Steve Breit
- Rodney Burdick
- Tommy Cearns
- Domingo Flores
- Brian Gibbons
- Donald Goldtrap
- Felix Hinojosa
- Brian Jacobs
- Eugene Lopez
- Jeremy McKinnon
- Gil Medina
- Todd Miller
- Leonard Montez
- Antonio Navarra
- Patricio Ortega
- Bradon Reyerson
- Ken Trujillo
- Casey Vesque
- Greg Waite
Call 720-865-2501 to schedule (automated scheduling line)

You will need:

- 8-digit Automated Inspection Request Number located at the top right of your permit (Example: 09123456)
- The 3-digit inspection code corresponding to the type of inspection you are requesting

<table>
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<tr>
<th>Inspection Type</th>
<th>Inspection Code</th>
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<tbody>
<tr>
<td>Blown insulation</td>
<td>200</td>
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<tr>
<td>Roof (final)</td>
<td>201</td>
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<tr>
<td>Siding</td>
<td>203</td>
</tr>
<tr>
<td>Pre-inspection (commercial roofs, townhomes)</td>
<td>205</td>
</tr>
<tr>
<td>Other (mid-inspection, roof insulation, other meeting type)</td>
<td>206</td>
</tr>
</tbody>
</table>
If you have problems scheduling an inspection, call 720-865-2505 and choose menu option #6 from 7:30 am to 3:30 pm.
Pre-inspections (Commercial Roofs)

- All commercial roofs, new or re-roof, must schedule a pre-inspection
  - Includes townhome projects
  - After permit is pulled but before work begins/during initial tear-off
  - Use inspection code “205” to request

- Examples of items addressed in pre-inspection:
  - Roof layers
  - Energy code compliance
  - Positive drainage/slope required for re-roofs or ¼” per ft. for new roofs
  - Whether a mid-roof inspection is needed
    - Mid-roof is likely if building codes dictate an increase in insulation thickness [R-value] beyond what previously existed.

Image: TAP Photo
• During the week of 1/30/17, roofing inspections will be conducted on inspection requests made between 12/16/2016 and 12/23/2016.

• Roofs with snow on them cannot be inspected until the snow melts
Using Third-party Inspectors

• Choose from our list of approved independent inspectors
• Allowed for Type-Approved (TA) projects
• Allowed for re-roofs on one- and two-unit homes and accessory structures
• Within 7 days of the final inspection, submit third-party form and inspection report to Building.inspectionservice@denvergov.org

Details are in our ADMIN 130.2B policy
Avoiding Re-inspection Fees

- Make sure roof is accessible – have ladder onsite
  - Inspectors only carry one-story ladders
- Make sure permit is on site and visible from the street
- If inside or specific access is required or access is through locked gates, make sure someone is there to let the inspector in.
- Secure dogs/pets
- Ensure work is complete before inspector arrives
Choose the “Roofing inspections” drop-down menu to find links to download the roofing guide/checklist, and 3rd-party inspection form.
Contact Development Services

Main office hours
8 a.m. to 4 p.m.

Phone
Log-in/Quick permits: 720-865-2705
Cashier: 720-865-2780
Building permit records: 720-865-2790
Contractor licensing: 720-865-2770

Email
developmentservices@denvergov.org

Mailing Address:
Development Services
201 W. Colfax Ave., Dept. 205
Denver, CO 80202