



Commercial Roofing Fact Sheet Based on the 2015 IBC

When is a roofing permit required?

A permit is required when decking is being replaced, different roofing materials will be installed, or more than 25% of roof covering is being replaced.

Information required at permit submittal for replacement of a commercial roof:

1. Type of roofing material being installed, wind speed, class of shingle
2. Type of underlayment being installed
3. How many squares is the roof? (1 square = 100 sf)
4. Is decking being replaced? Are structural repairs required?

What is the adopted wind speed?

The City of Black Hawk has adopted the ultimate wind design speed of **173 mph for risk category II buildings, and 188 mph for risk category III buildings**. Roofing material must be designed for the appropriate nominal wind design speed.

Do I need a sheathing / mid-roof inspection?

A sheathing / mid-roof inspection is required for all roofing projects.

Can I re-cover my roof?

Yes, **except** (Section 1511.3.1.1):

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Roof replacements shall include the removal of existing layers of roof coverings down to the roof deck.

Ice barrier is required for full replacements, but (Section 1511.3), where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507.2.8.2.

Flashing and drip edge are required for full replacements and re-covering of asphalt shingle roofs (Section 1507.2.9).

All roofing types for full replacement, re-covering, and repair are required to meet code section 1511 and the general requirements of 1507.