WOOD SHAKES/SHINGLES
Minimum slope is 3:12 for wood shakes/shingles. Check manufacturer’s installation requirements for lower sloped roofs.

In addition to the stitching of an 18 inch Type 30 lb. felt in between each course of shakes, an underlayment is required per manufacturer guidelines.

Corrosion resistant nails shall be installed to manufacturer's specifications and industry standards.

CLAY AND CONCRETE TILE
Minimum slope is 2½":12 for most applications. Check Manufacturers installation instructions.

Roof slopes of 2½:12 up to 4:12 requires double underlayment. Greater than 4:12 slope requires a single layer.

Battens minimum 1”x 2” of decay resistant wood or other decay resistant materials are required. The spacing and installation depends on the type of batten system used. (See manufacturer's specifications for any questions).

Corrosion resistant nails must penetrate a minimum of ¾” into roof framing.

Every tile in every course is required to be fastened to the battens. Approved fasteners shall penetrate through the battens but not penetrate the underlayment.

All penetrations require deck flashing and tile flashing provisions.

FLAT ROOFING MEMBRANES
Any surface under 2:12 slope is considered flat. Check manufacturer’s installation instructions for type of membrane being used.

Slope must maintain a minimum of ¼” per foot fall towards roof drainage provisions.

OTHER ROOFING MATERIALS
Check with the manufacturer for installation requirements, and also if it’s an approved product.
This handout is not all inclusive of roofing requirements to comply with the City of Aurora Building Code and Design Criteria and manufacturer’s specifications. It does not cover all roofing materials or all circumstances that occur with roofing installations. Refer to the City of Aurora current Building Code (2015 IRC), ICC ES Reports, Roofing Manufacturer’s Association Installation Manuals, and Manufacturer’s Installation Specifications for further information and requirements. Contact manufacturers or roofing supply yards for current manuals and specifications. Contact the City of Aurora Building Division for any other questions: 303.739.7420

ROOF INSPECTIONS

A Mid roof inspection is required for all roofing systems except ASPHALT SHINGLES/ ASPHALT ROLLED ROOF after the ice barrier, underlayment, flashing, and the batten system have been installed but before the installation of the roofing materials. Inspection request line is 303.739.7420

A Final Roof inspection is required for all roofing materials once the roofing has been completed. Roofing must be completed and inspected within six (6) months after the building permit issue date. Inspection request line is 303.739.7420

ASPHALT SHINGLES

Asphalt shingles shall be used only on roof slopes of 2:12 or greater. For roof slopes 2:12 to 4:12, double underlayment is required. 4:12 or greater, one layer underlayment application is required.

Nailing attachment needs to comply with requirements per manufacturers installation guidelines, but not less than four fasteners per strip shingle.

Corrosion resistant nails shall be located per manufacturer’s instructions and not placed in factory applied adhesive. Nails must also penetrate both parts of a laminated shingle.

Roof slopes exceeding 21:12 require the ends of all asphalt shingles to be hand sealed down per manufacturer’s specifications.

GENERAL REQUIREMENTS FOR ROOFING

MINIMUM design Criteria that all roofing materials used must meet:

- ASTM D7158
- Risk Category II/V-ult=115 mph( 3 Second gust)
- 30 pounds per square foot roof snow load

Manufacturer’s installation instructions for all roofing materials shall be followed as well as code requirements. Ensure manufacturer’s information is available for inspector as well.

Flashings shall be installed at all roof surface joints, moisture permeable materials, and any roof plane penetrations.

All underlayments are required to be labeled with the appropriate ASTM numbers.

Fastener heads shall be flush with the roofing material’s surface, NOT over driven, under driven, or crooked.

The maximum number layers of roofing materials is TWO. If two layers of roofing are existing then all materials must be removed prior to the installation of a new roof. Also, a roof recover is not permitted where one (1) existing roof covering is water soaked or deteriorated and will not provide a sound, level, and rigid surface for an additional layer of roofing.

Ice barrier shall extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building for asphalt shingles, metal shingles, mineral surfaced rolled roofing, slate, wood shingles/shakes and photovoltaic tiles.

Drip edge is required at all roof edges both rake and eave.