MESA COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING – PLANNING – OWTS – CODE COMPLIANCE

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Mesa County Reroof Policy

Reroofs shall comply with all applicable provisions of Chapter 9 of the 2024 International Residential Code (IRC) or Chapter 15 of the 2024 International Building Code (IBC).

Examples of when a permit is always required include:

- Two or more layers are on a roof
- Changing out roofing materials (i.e. shingles to metal)
- All commercial roofing projects

The following inspections are required:

- (111) Mid-roof inspection when 10% to 40% of the roof is complete. This includes all drip edge, valley flashings, attachment methods, underlayment, etc.
- Final inspection is required upon completion of all work, final building inspection required prior to solar installation/reinstallation on applicable projects.

Additional Information:

- **Ice barrier** membrane is not required along the eaves in areas of the county designated at 30 psf snow loads.
- **Venting** is recommended to meet the requirements of the 2024 IRC, but the current level of ventilation shall never be reduced.
- **Roof sheathing** shall comply with the 2024 IRC. Existing solid wood sheathing is considered solidly sheathed. If the existing solid wood sheathing has gaps that exceed the manufacturer's specifications, these gaps can be repaired. An overlay of plywood or OSB is not required in these cases. Installing plywood or OSB over these roofs will add weight, and these roofs often do not meet current structural requirements.
- It is the responsibility of the contractor and/or installer to adhere to this policy.
- The contractor or installer must provide secure access and a ladder for all inspections.
- Mesa County Building Department staff will not perform on-roof inspections for roofs with a pitch over 4/12 unless proper safety equipment is provided. Inspections will be visual only, performed by the best available means.
- Inspections will be completed in the morning during high temperatures, as much as possible. The purpose behind this is to keep from damaging shingles and for the safety of our inspectors.
- Manufacturer's requirements and all applicable provisions of the 2024 IRC shall be followed.
- All newly installed or replacement skylights shall comply with the 2021 International Energy Conservation Code (IECC) (U-factor- 0.55, leakage less than 0.3 CFM). Any framing altered for skylight installation, not submitted and approved through a plan review, is subject to engineer review and approval.
- Any exception to this policy must be approved by the building official before any work begins.