

COMMERCIAL RE-ROOF GUIDELINES

- The City of Englewood has adopted the 2021 International Building Code. Any commercial re-roof must meet the minimal requirements as outlined in that code.
- All roof coverings must comply with minimal wind speed requirements of 105mph.
- All commercial roofs must be installed in accordance with Chapter 15 of the 2021 International Building Code and in accordance with the manufacturer's installation instructions.
- The roof covering material specification and ESR report must be provided at either the permit application phase or onsite at final inspection.

FREQUENTLY ASKED QUESTIONS

- **What are the requirements for positive roof drainage?** It is a requirement that all roofs must have enough pitch to ensure drainage of the roof within 48 hours after precipitation.
- **Are roofing permits required for repairs or maintenance of an existing roof?** The replacement of roofing material, up to a total of 100 square feet per year, is considered maintenance and does not require a re-roofing permit.
- **Are there insulation requirements for a commercial reroof?** Energy code upgrades are required when roofs without insulation in the cavity and where the sheathing is exposed during reroofing shall be insulated either above (R30ci) or below (R-38 flat / R-49 attic) the sheathing.
- **Will my roof be inspected?** A final inspection is required for re-roofs. Mid-roof inspections for commercial re-roof are not required.
- **How many layers of roofing are allowed?** A maximum of two layers are allowed.
- **What should be done with the existing roof jacks and vents?** Roof jacks and vents must be raised to the level of the new roof covering. They must be replaced if they are in poor condition, badly rusted, or otherwise deteriorated.
- **Is underlayment required?** A minimum of 15# asphalt saturated felt is required to be installed over dry decking. For roofs with a slope of 4:12 or greater, one layer of underlayment is required. For roof with a slope between 2:12 and 4:12, 19-inch laps of underlayment are required, starting with a 19-inch strip, then full sheets. For roofs with a slope less than 2:12, modified bitumen may be used. TPO, EPDM, PVC, and similar roof coverings must be installed in compliance with the products ICC-ESR testing report including their required decking material.
- **Is a separate permit required to re-install solar panels and components after a re-roof?** Yes. A separate electrical permit is required.

INSPECTIONS

- **Is a manufacturer's warranty letter required?** A warranty letter is required at final inspection. Please note that modified bitumen, thermoset single-ply, or thermoplastic single-ply roofing membranes that are sold to include 10-, 15-, or 20-year standard warranty from the manufacturer shall be installed to comply with the manufacturer's installation instructions for the warranty. Roof systems sold without such warranty shall be listed by the manufacturer as either a Factory Mutual I-90 system, a UL Class 30 system, or be certified by an approved evaluation service to withstand a minimum of 45 pounds per square foot static wind uplift.