



MEMORANDUM

TO: Roofing companies, Insurance companies, Homeowners
FROM: Steve McBride, Douglas Building Official
SUBJECT: Re-Roofing Requirements for the City of Douglas
DATE: 3/25/24

The following are the minimum requirements for re-roofing one- and two-family residences in the City of Douglas. References included are for the 2021 International Residential Code (IRC) and the Douglas Municipal Code (DMC). The first one is available in read-only format at iccsafe.org. The municipal code may be reviewed at our web site, cityofdouglas.org.

1. All contractors shall obtain and maintain current, a City of Douglas contractor's license for Shingle Roofing. Refer to our web site for the application and the specific requirements for licensure. Complete documentation for all four requirements must be submitted, no exceptions.
2. A building permit is required. The fee is on a sliding scale and can be found at DMC-Sec. 15.04.010. The application for a building permit is on our web site.
3. For one- and two-family dwellings the ultimate design wind speed is 110 miles per hour, exposure C, per DMC-Sec. 15.04.080, and the ground and roof snow load is 30 pounds per square foot.
4. Enclosed attics shall have a minimum net free ventilation area of 1/150th of the area of the vented space per IRC-Sec. R806.2.
5. The installation of a new roof covering over an existing roof covering is not permitted per DMC-Sec. 15.14.270. The old roofing, including multiple layers, shall be removed down to the existing roof sheathing per IRC-Sec. R908.3. Used materials shall not be installed.
6. An ice barrier is required, DMC-Sec. 15.14.240, and shall be installed per IRC-Sec. R905.1.2. Where the old roofing included an ice barrier that is still adequately adhered to the sheathing, it may remain in place and covered with an additional layer of ice barrier. Valleys shall be lined with the ice barrier material or metal as described in IRC-Sec. R905.2.8.2. Underlayment shall be installed per IRC-Sec. R905.1.1 and Table R905.1.1(1).
7. A drip edge shall be provided at all eaves and rake edges of all roofs, per IRC-Sec. R905.2.8.5. The drip edge along the rakes shall be installed on top of the underlayment.
8. Asphalt shingles shall be installed per IRC-Sec. R905.2. Sidewall flashing (IRC-Sec. R905.2.8.3) is required to be stepped flashing per DMC-Sec. 15.14.250.
9. A minimum of two inspections are required for each residence. Ladders shall meet OSHA requirements, and shall be set on stable ground, anchored at the top (not to gutters), and shall extend three feet above the roof eave. Once the old roofing is removed the existing roof sheathing will be inspected for nailing, spacing between lumber (maximum ¼ inch space), and condition of the lumber. If the existing condition of the roof sheathing warrants replacement, do so before the inspection. The second inspection will be for the underlayment and ice barrier. Call 307-358-2132 to schedule inspections. The fee for re-inspections is \$100.