

Roofing – Foothills & Mountain Areas

What are the roofing requirements in mountain areas?

Larimer County requires a Class "A" or "B" roof covering in areas west of the dividing line (the wildfire hazard area) shown on the roofing map on the reverse side of this page.

Metal roofing, asphalt fiberglass shingles and wood shakes or shingles pressure impregnated with fire retardant chemicals that qualify for a Class "A" or "B" roof covering are acceptable. (The class of roof covering materials must be labeled and approved by an independent agency, and the manufacturer's installation requirements must be met.)

The wildfire hazard area is also a high wind area (wind gusts exceeding 110 mph). **Due to this, ice barrier protection per the 2009 IRC or IBC is required.***

A Roofing Certification Form (provided by the Building Department) must be filled out by the contractor doing the work. It must state that an ice barrier was installed per the Code, a Class "A" or "B" roof covering was used, and the manufacturer's installation requirements for high wind were met.

**Metal panel roofs and detached accessory structures that contain no heated floor area are exempt from having ice barrier protection. Clay and concrete tile roofing requires underlayment under metal valley flashing to have an ice barrier when the slope is less than 7/12. Also, existing asphalt shingles have no ice barrier protection and may receive a second layer without adding the ice barrier protection.*

What are the roofing requirements in non-wildfire hazard areas?

A minimum Class "C" roof covering along the Front Range (east of the dividing line depicted on the roofing map).

Most roofing materials can meet the Class "C" roofing grade including asphalt composition shingles and wood shakes or shingles that have been pressure impregnated with fire retardant chemicals. (The class of roof covering materials must be labeled and approved by an independent agency, and the manufacturer's installation requirements must be met.)



What else should I be aware of before installing a roof?

If installing wood shingles or shakes, fire-retardant treated wood shakes or shingles are required. If there are no labels on the shingles or shakes **do not install them**; they will not be approved for use. It will be the owner's and contractor's responsibility to get the proper classification of roof covering from the supplier and to be able to show such proof of classification to the building inspector.

NOTE: Any repairs, additions, and re-roofs exceeding 50% of the total roof during any one year period, as well as all new construction, must comply with the above requirements.

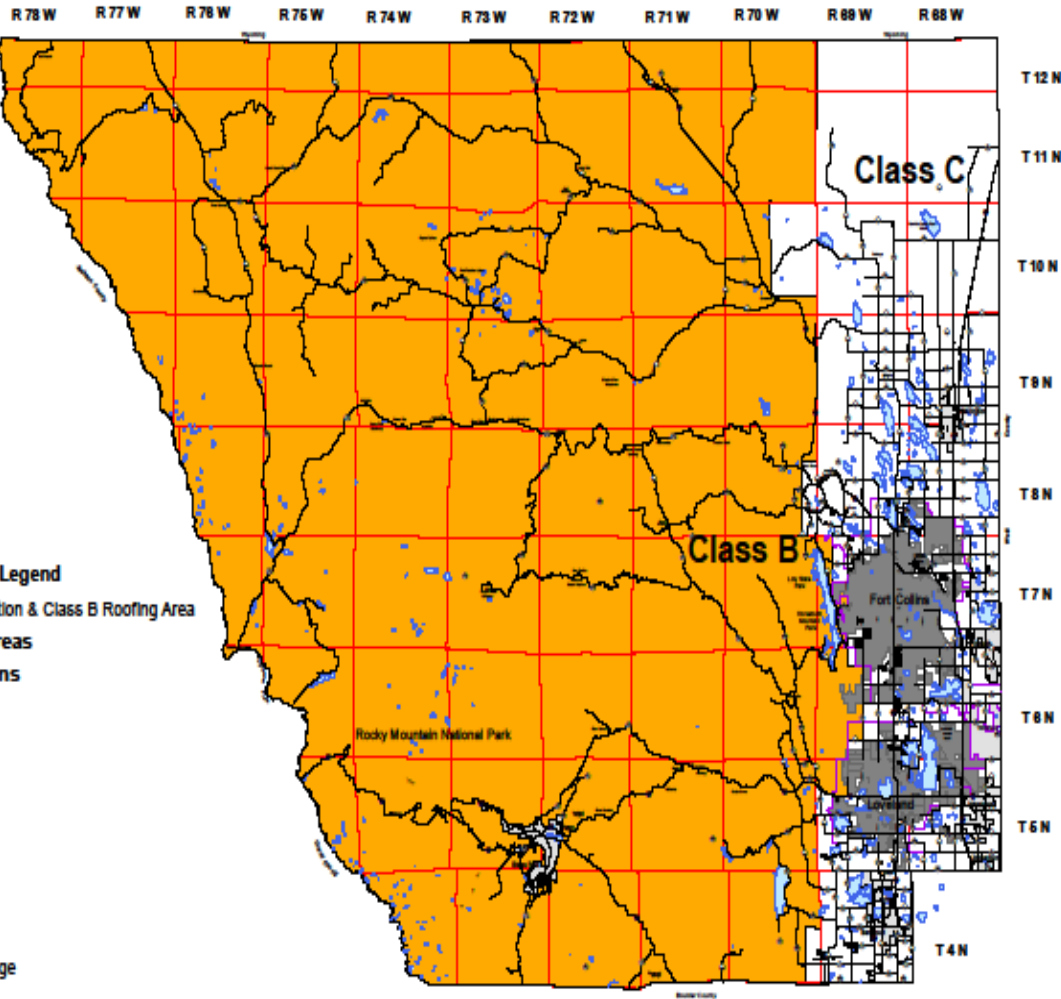
Roofing Classifications

Material Class is categorized by composition or resistance to fire (combustible or noncombustible). Class A has the highest resistance, Class C has the least resistance.

Note: Class A materials generally need an underlayment of additional materials to give it an A rating. This is because Class A materials conduct heat beyond the exterior.

If there is a question on the rating of a particular roof covering, your supplier should be able to help you determine the class of the roof covering being considered.





Legend

- Wildfire Mitigation & Class B Roofing Area
- Incorporated Areas**
- Cities and Towns**
- Berthoud
- Estes Park
- Fort Collins
- Johnstown
- Loveland
- Timnath
- Wellington
- Windsor
- Open Water
- Township-Range

Larimer County Wildfire Mitigation & Class B Roofing Area Map

