



Residential/Light Commercial Re-roof Guidelines

The Town of Frederick requires a signed contract presented at the time of permit application for all Residential/Light Commercial roofing projects.

- 1.) Ice and water barrier shall be installed on all roofs.
- 2.) Wind design: 115 mph, 3 second gust roofing materials shall be covered under warranty by the manufacturer.
- 3.) Drip Edge installation required on gutter and rake edges.
- 4.) All old layers to be removed per the 2018 International Residential Code, Chapter 9, Section R908.
- 5.) Any roof repair over 100 sf will require a complete re-roof of the structure. Roofs that do not exhibit immediate life, health, and safety concerns under the Town of Frederick Building Code and policies of the Town may be repaired without a permit, with like material, up to a total area of 100 square feet, at the discretion of the Town Building Official.
- 6.) Adequate attic ventilation if not existing per the 2018 International Residential Code Sections R806.1 and R806.2, to be a minimum total net free ventilating area of 1/150 if unbalanced, and 1/300 if balanced. Accepted vent types: Turtle or ridge cent for upper level exhaust vents, and soffit vents or eyebrow-style vents for lower level intake vents.
- 7.) Mid-roof, and Final Inspections required.
- 8.) **Mid-roof inspection requirements:** Complete tear-off, all underlayment and flashing installed, and 25% to 75% of shingles required.
- 9.) When a mid-roof or final roof inspection is scheduled, a ladder must be safely set and secured to the building (ladder must extend 36" above roof surface) for the inspection to be completed, this is the Contractors responsibility.
- 10.) All exposed nail heads must be sealed with caulking. This applies to all roof jacks and vents, as well as any exposed nail heads in the field.

The Town of Frederick is currently under the 2018 IRC and 2018 IBC. Please feel free to contact the Building Department with any questions.