



RESIDENTIAL ROOF CHECKLIST

Building Division • 100 N. Wilcox St., Castle Rock, CO 80104
720-733-3527 • buildingcounter@CRgov.com

The building permit and inspection card are required to be available on the jobsite for inspections.

Q: What is the wind speed classification in Castle Rock?

A: Per 2018 IRC, Ultimate wind speed is 115 MPH (R301.2(5)(A) In Exposure B (R301.2.1.4)

PLEASE NOTE: The Town of Castle Rock requires 100% tear off. INCLUDING EXISTING UNDERLAYMENT EXPOSING DECK/SHEATHING. Overlays are not permitted. Not to include any ice and water barrier.

Q: Are mid roof inspections required?

A: Yes. Mid roof inspections are scheduled when the roof is 100% dried in with no less than 5 rows of roof covering installed, up to 50% maximum. Roofs cannot be completed until the mid-roof inspection is approved.

Q: Is ice and water barrier required?

A: Ice and water barrier is required per 2018 IRC TABLE R905.1.2 and R 301.2(1) except in detached accessory structures not containing conditioned floor area.

Q: Is drip edge required?

A: Drip edge shall be provided at eaves and rake edges of shingle roofs, 2018 IRC R905.2.8.5

Q: Is a ladder required for mid-roof and final inspections?

A: Yes. A ladder must be provided by the permit holder staged in accordance with OSHA standards for safe roof access. Town of Castle Rock building inspectors DO NOT provide ladders.

Q: Does the Town of Castle Rock perform inspections in inclement weather?

A: Yes. Regardless of weather, inspections are performed as requested unless cancelled by the permit holder. If there is precipitation (ice, snow, etc.) the roof must be cleared by the permit holder prior to the scheduled inspection.

Q: Is someone required at the home for the inspection?

A: No. However, if no one is home/on-site and the ladder is located within the back yard or fenced area then written permission must be posted on the front door, backyard gate or fence giving the inspector permission to enter the property and conduct the inspection.

Expiration: Permits expire if the inspections are not performed or continued within 180 days of permit issuance. If this happens please call our office.

Policy: Homeowner or Contractor Availability for inspections for Occupied Homes:

- Building Inspectors cannot enter an occupied home without a person 18-years of age or older present.
- Inspectors cannot enter the backyard of an occupied home without a person 18-years or older present OR without written permission to enter the fenced yard posted on the door, backyard gate or fence.
- Dogs must be contained in a separate area.

Inspections can be scheduled through eTRAKIT.crgov.com (before 6:30 AM for same day) or on our Inspection Line: 303-660-1341 (before 3:30 PM for the next business day). Please email buildingcounter@crgov.com or call 720.733.3527 for questions.