



fort collins neighborhood & building services

281 N. College Ave., P.O. Box 580; Fort Collins, CO 80522-0580; Voice: 970 221 6760 FAX: 970 224 6134

Building Code Violation Notice

July 18, 2007

RAS Construction
700 Verde Ave.
Fort Collins, Colorado 80524
Atten: Mr. Roy Schoen

Reference: 231 South Grant Street
Fort Collins, Colorado 80521
Roofing permit B0604120

Mr. Schoen,

On Friday July 13, 2007, at the request of the owner of the referenced address, I performed an inspection of the wood roof shingle installation. City of Fort Collins files shows that you are the contractor of record for a re-roofing permit #B0604120 issued on 8/28/06. The home is a 2 story structure; the roof is a hipped roof on 4 sides, the roof slope flairs to almost flat at the eave edge. My inspection has identified violations of the 2003 *International Residential Code* as adopted by the City.

IRC Section R905.7 Wood Shingles:

Section 905.7.2 Deck Slope, wood shingles shall be installed on slopes of three units vertical in 12 units horizontal or greater.

Section 905.7.3 Underlayment, In areas where the average daily temperature in January is 25 degrees F (-4 degrees C) or less, an ice barrier shall extend from the eave edge to a point at least 24 inches inside the exterior wall line of the building. In Ft. Collins the winter design temp is 1 degree F (-17 C).

My inspection determined that where the roof flairs from 4/12 to almost flat, spaced sheathing is employed and no ice and water guard was installed. Where the roof slopes from 10/12 to 4/12 spaced sheathing is employed and no underlayment is required by code. In order to install the ice and water guard, solid sheathing is required. My inspection has determined that the wood shingles have been installed in violation of the above mentioned IRC sections.

At this time I have rescinded the inspection approval dated 4/18/07. The permit has been reactivated and can be used to reschedule an inspection after repairs. All shingles on a slope of 3/12 and less, starting from at least 24 inches inside the exterior wall are to be removed, solid sheathing shall be installed in place of spaced sheathing, and an approved underlayment shall be installed from the eave edge to a point at least 24 inches inside the exterior wall and new shingles placed with exposure in compliance with IRC table R905.7.5.

Please reschedule an inspection when corrections have been made. Final inspection approval shall be obtained on or before October 18, 2007.

Michael W. Gebo
Codes & Inspections Administrator

Cc: Laura Olive