



Policy, Planning & Transportation Services

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Memorandum

Jan. 17, 2013
TO: City Council
FROM: Darin Atteberry
FYI /sek

Date: January 9, 2013
To: Darin Atteberry, City Manager
Kelly Ohlson, Mayor Pro Tem
Thru: Karen Cumbo, Planning, Development, & Transportation Director *kc*
From: Laurie Kadrich, Community Development and Neighborhood Services Director *LK*
Ref: Re-roofing inspections end-of-year update

Staff met with several representatives of the roofing industry this past summer (2012). These roofing contractors presented issues of concern affecting their business. We discussed the number of permits still needing to be inspected, the inspection process, and how best to provide access to the roofs for the inspection. The contractors requested that the City re-evaluate its roofing inspections policy to provide better inspection services, help reduce miles driven by contractors needed to meet an inspector, and address the concern of liability should a contractor be required to set an access ladder to the roof.

A number of steps were taken by Building Services since that meeting to address these concerns. The largest change, and the last phase needed to complete the agreed upon actions, is that the building inspectors now have five trucks capable of carrying extension ladders. Previously no trucks were outfitted with ladders and ladder racks. Early on in 2012, Ft. Collins was still recovering from two major hail storms that damaged many thousands of roofs. Since then the number of roofing inspections yet to be performed significantly dropped from approximately 1,200 to about 120 today. This represents approximately two weeks from the time an inspection is requested until the roofing inspector notifies the contractor that an inspection has been scheduled.

The City has six building inspectors ready to assist in roofing inspections should another damaging storm strike. One inspector has an extensive background in roofing and the roofing industry who is assigned to only roofing inspections. When a roof inspection is requested, the address is entered into a waiting file. The inspector can schedule from the waiting file any number of inspections that he can safely perform in a day, usually no more than thirteen. The inspector notifies the contractor, usually two days before the planned inspection, that the inspection has been scheduled. If the address is a two-story structure the inspector makes arrangements to meet the contractor where, between the two of them, they can safely set and secure the taller and heavier ladder. For all structures less than two-stories the inspector can access the roof with his own extension ladder.

Feedback from the roofing industry is positive. The contractors state that their concerns were heard, and acknowledge the City took actions to help reduce miles driven, to develop a more efficient inspection request/scheduling process, and to help remove the liability and exposure they faced by leaving ladders unattended and set to access the roofs.