

Changes to Chapter 10-1 Building Codes

Existing Code Language	Proposed Code Language	Summary of Change	Possible Effects
10-1-2 Amendments to Building Code			
<p>Section 1505.1.2 - Class A Roofing: Section 1505.1.2 is deleted and replaced with the following:</p> <p>"Class A roofing shall be installed on all roofs. Exception: 1. Metal and concrete roof systems."</p>	<p>Section 1505.1- General: Delete the last sentence referring to minimum roof coverings in its entirety and shall be replaced with the following text: Roof coverings and roof assemblies shall be class A roof coverings or class A roof assemblies for all structures. Wood shingles and shake coverings or assemblies are prohibited except where exempted for replacement or repair as defined below. Where the roof profile allows space between the roof covering and the roof decking at the eve ends, the spaces shall be constructed to prevent intrusion of flames and embers, be firestopped with approved materials, or have one layer of 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking.</p> <p>Replacement or repair: Each structure with a nonconforming roof covering or assembly will be allowed one (1) replacement or repair of twenty five percent (25%) or less of the roof area. Replacement or repair greater than twenty five percent (25%) or a second replacement or repair of the roof shall trigger replacement of the nonconforming roof covering or assembly with a conforming roof covering or assembly in its entirety. For the purposes of this Section, a two-family dwelling shall be considered two structures with each dwelling allowed one (1) replacement or repair of twenty five percent (25%) or less of the dwelling unit's roof area.</p> <p>Emergency repairs of less than 10 square feet shall not be considered toward the 25% threshold.</p>	<p>The new language replaces the old language in its entirety. The new language includes a requirement related to firestopping spaces between roofing materials and roof decking to prevent ember intrusion.</p> <p>The new language also includes the relocated text (from the Design Standards) concerning the replacement and repair of nonconforming roof materials. This language reduces allowable repairs from 25% of the roofing area within any 365 day period or 50% within anytime period to a one time repair of no more than 25% of the roof area.</p>	<p>The new language related to firestopping should increase safety in the community be reducing the fire susceptibility of roofs by controlling opportunities for ember penetration.</p> <p>The changes reduce the quantity of roofing that is eligible for repair before the requirement that a nonconforming roof be replaced in its entirety is triggered. This should reduce the quantity of nonconforming roofs in the community and increase overall safety. This change does reduce the number of repairs that may be performed on a nonconforming roof and may be a challenge for some homeowners.</p> <p>It should be noted that the average valuation for a re-roof permit within the Town of Vail during 2014 and 2015 was \$35,064.00.</p>

Existing Code Language	Proposed Code Language	Summary of Change	Possible Effects
10-1-3 Amendments to Residential Code			
<p>Section R902.1 - Class A Roofing: Section R902.1 is added, to read as follows:</p> <p>"Class A roofing shall be installed on all roofs. Exception 1: Metal and concrete roof systems."</p>	<p>Section R902.1 Shall be deleted in its entirety and replaced with the following statement: Roofs shall be covered with materials as set forth in Sections R904 and R905. Roof coverings and roof assemblies shall be class A roof coverings or class A roof assemblies for all structures. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 and ASTM E 108. Wood shingles and shake coverings or assemblies are prohibited except where exempted for replacement or repair as defined below. Where the roof profile allows space between the roof covering and the roof decking at the eve ends, the spaces shall be constructed to prevent intrusion of flames and embers, be firestopped with approved materials, or have one layer of 72 pound (32.4 kg) mineral-surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking.</p> <p>Replacement or repair: Each structure with a nonconforming roof covering or assembly will be allowed one (1) replacement or repair of twenty five percent (25%) or less of the roof area. Replacement or repair greater than twenty five percent (25%) or a second replacement or repair of the roof shall trigger replacement of the nonconforming roof covering or assembly with a conforming roof covering or assembly in its entirety. For the purposes of this Section, a two-family dwelling shall be considered two structures with each dwelling allowed one (1) replacement or repair of twenty five percent (25%) or less of the dwelling unit's roof area.</p> <p>R902.2 - Fire Retardant Treated Wood Shingles And Shakes: Wood shingles and shake coverings or assemblies are prohibited except where exempted for replacement or repair per section R902.2.</p> <p>Emergency repairs of less than 10 square feet shall not be considered toward the 25% threshold.</p>	<p>The new language replaces the old language in its entirety. The new language includes a requirement related to firestopping spaces between roofing materials and roof decking to prevent ember intrusion.</p> <p>The new language also includes the relocated text (from the Design Standards) concerning the replacement and repair of nonconforming roof materials. This language reduces allowable repairs from 25% of the roofing area within any 365 day period or 50% within anytime period to a one time repair of no more than 25% of the roof area.</p>	<p>The new language related to firestopping should increase safety in the community by reducing the fire susceptibility of roofs by controlling opportunities for ember penetration.</p> <p>The changes reduce the quantity of roofing that is eligible for repair before the requirement that a nonconforming roof be replaced in its entirety is triggered. This should reduce the quantity of nonconforming roofs in the community and increase overall safety. This change does reduce the number of repairs that may be performed on a nonconforming roof and may be a challenge for some homeowners.</p> <p>It should be noted that the average valuation for a re-roof permit within the Town of Vail during 2014 and 2015 was \$35,064.00.</p>