



## Do You Have Roof Damage From a Storm? Here's What You Need to Know

### 1. How extensive is the damage?

- Recent storms in our area have been severe enough to cause damage well beyond cosmetic. A primary concern that you may not be able to see is damage to the vent cap for gas fired appliances such as the water heater and furnace. Large hail has the potential to damage the vent cap to the extent that flue gasses cannot escape the home. When this happens, you and your family may be exposed to deadly carbon monoxide. RBD highly suggests all homeowners purchase and install a Carbon Monoxide Detector outside all sleeping rooms AND have a qualified contractor examine your roof vent for proper operation.

### 2. Do I need a permit?

- Yes, if your roof is being replaced as a result of hail damage, you need a reroof permit. If the repair is less than 100 square feet, a permit is not required. If your siding was also damaged and requires replacement, a separate permit would be required for that work. If your windows were damaged and require replacement, a permit is only required if the size of the window is being changed. A permit is NOT required to replace broken glass.

### 3. Can I get the permit as the homeowner?

- Yes. The Regional Building code allows a homeowner to pull a permit IF they own the home, reside in the home and are doing the work themselves. You must meet all three criteria. If you are hiring a contractor, the contractor MUST obtain the permit so we can ensure they are properly licensed and insured for the work being done. Never obtain a homeowner permit for a contractor. [The Homeowner Process](#)

### 4. How do I get the permit?

- A reroof permit does not require plans, so obtaining a permit is relatively easy. You can create a homeowner account and obtain the permit on our website. [Sign Up - Homeowner Account](#) You can also call us and pull permits over the phone or visit one of our two offices.

Main Office: 2880 International Cir.

North Office: 3939 Cordera Crest

## **5. How much does a re-roof permit cost?**

- Re-roof permits for single family homes are \$135. Commercial and multifamily permit fees are based on the valuation of the job.

## **6. Do I need ice and water shield?**

- If the elevation on the property is more than 7,000 feet, ice and water shield is required. If it is below 7,000 feet in elevation, it is not required.

## **7. How long is my permit good for?**

- Permits are good for 180 days or about six months. Only one inspection is required for an Asphalt re-roof and may be requested once the work is complete. A tile roof requires a mid-roof inspection as well as a final inspection. Inspection requests can be made online or over the phone by calling 719-327-2883. If corrections are required, the permit shall be extended for another 180 days.

## **8. How do I know if my contractor is licensed?**

- Before you sign a contract, always check to make sure the contractor is licensed. You can see if the contractor is licensed to do work here in our region by going to our website and clicking on the Contractor Button, then “Search Contractors.” We suggest getting a few recommendations from friends and family, and then verify each contractor on our website. You can also call our office at 719-327-2880 and we can look it up for you.

## **9. How can I check if the contractor obtained a permit?**

- You can verify that a permit was issued and check the status of current permits on your home by going to our website and clicking on permits, then “Search Permits.” From there, you can find the permit’s details including the inspection results and permit status.

## **10. When will my roof be inspected?**

- Once an inspection request has been received, we will schedule your roof for inspection. At the time of your request, it’s a good idea to request an inspection notification (voice or text message). Depending upon workload, there may be a delay between the request and the inspection. Regional Building Inspectors will arrive at your home and knock on your door. Don’t hesitate to request RBD Identification. If no one is at home during our visit, our inspector will leave a door tag letting you know we were there and that we inspected your roof. It’s not necessary for you to be home for the inspection.