

Mesa County Building Inspection Division

Administrative Policy

Darrell Bay, Chief Building Official



9/9/2025

Topic:

Roof Repair versus Replacement.

Background:

Historically there has not been a clear written policy on when a roof was required to be replaced.

Summation:

Mesa County Building Department (MCBD) has historically had an unwritten policy that required a roof to be replaced if over 1 square of damage was done. Due to the recent high volume of inquiries this policy is being established to cover most of the damaged roofs.

Roof Repairs allowed:

- 1 Sq. of damage on any slope provided the remainder of the adjacent roof is in good condition and a compatible roofing material is available.
- Very large roof slope may exceed 1 Sq. as long as damage is spread out and no place exceeds 1 Sq.

Roof Replacement required:

- Over 1 Sq. of damage on any slope will require that slope to be replaced except as provided above.
- Under 1 Sq. if roof is deemed non-repairable.
- Anytime the existing roof has 2 or more layers.
- If the existing roof is beyond its life or in poor condition.
- If the decking has been water soaked.

Mesa County Building Department (MCBD) has adopted the 2024 IRC and IBC along with the current Reroof Policy. If requested and staff is available. MCBD, at its discretion, may go out and evaluate a questionable damaged roof. The time required to evaluate the roof is subject to an additional inspection fee prior to the site visit. MCBD will not get involved if the roof has already been repaired or replaced and will not review pictures for code requirements or compliance. This policy, along with MCBD reroof policy and manufacturer's requirements, shall serve as adopted policy of the reroofing requirements of the MCBD.

Any exceptions to this policy must be approved by the Building Official prior to any work being started.