



# Town of Wheatland

600 9<sup>th</sup> Street . Wheatland, WY 82201 . (307) 322-2962

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This handout applies to dwellings and accessory buildings regulated in accordance with the current International Residential Code as adopted and amended by the Town of Wheatland.

A building permit is required for re-roof or for repair prior to tear-off and installation of the new roof. (Repairs of less than 100 square feet of area do not require a permit).

Printable copies of Permit Applications and Contractor Registration Applications are available at [www.townofwheatlandwy.org](http://www.townofwheatlandwy.org) or can be picked up at Town Hall at 600 9<sup>th</sup> St. during business hours.

### Contractors and Homeowners:

- Homeowners may obtain the building permit for a re-roof on owner-occupied single family homes if they are performing the work themselves.
- Any person hired to perform work must have the required Town of Wheatland contractor registration to do any work within the town limits and they must obtain the required roofing permit before beginning to work.
- Removal and installation of roof sheathing and/or roof covering may be done by the homeowner after obtaining the proper permit

### Permit submittal requirements:

- The valuation must include the total labor and materials for tear-off and installation of the new roof.
- Incomplete permit applications will not be processed until all of the information is available.

### General requirements:

- The existing roof material must be removed completely to the decking material.
- Asphalt shingles are required to be fastened to solid sheathed decks.
  - Gaps prevent the correct nail line specified by the product manufacturer
  - Building Codes are intended to improve construction techniques to coincide with current technology. The use of sheet decking vs "plank" decking decreases the chance of wind and hail damage by reducing voids and improper fastening of roofing materials.
- Ice & Water shield is required and enforced.
- All roof covering must be installed in accordance with the provisions of the current adopted IRC, or the manufacturer's installation specifications, whichever is more restrictive.

### Inspections:

- A mid-roof inspection is required before concealing with final roof covering.
  - Deck material that has been replaced shall not be covered before inspection.
  - Ice barrier is required to extend from the eave edge to a point at least 24" inside the exterior wall.
- A final roof inspection is required.
- To schedule a roof inspection, call City Hall @ 307-322-2962 or the Building Inspector @ 307-331-4924.
- Inspection card must be posted where it is visible from the street and accessible to the inspector.

To assist and assure that the roofing contractor is able to maintain integrity of a re-roof project performed during times of inclement weather and scheduling conflicts, the procedure for inspection of roof sheathing or ice and water shield may be as follows. The Roofing Contractor shall submit, on company letterhead, a statement indicating verification of the item being covered without inspection and all code requirements for this item were met or exceeded. The letter shall be signed by the Contractor and shall include Town of Wheatland license number.

**Mid-Roof Inspection** – The roof had no dry-rot and/or water damage, or was removed and replaced to ensure a sound solid sheathed deck.

**Ice dam** – The ice barrier has been installed from the eaves edge to a point at least 24" inside the exterior wall.

**Final inspection** – Required on completion of the roofing project and the above certification letters are made available to the inspector.

Mayor: Brandon Graves

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Council: Alan Madsen – Bill Britz – Jamie Schindler – Thane Ashenhurst