



Planning, Development & Transportation Services

Community Development & Neighborhood Services

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Memorandum

Date: November 16, 2011
To: Fort Collins' Licensed Roofing Contractors
From: Mike Gebo Chief Building Official City of Fort Collins
Ref: Roofing Inspections: *Adjusting to the Demands*

As we all know, the southern part of Fort Collins experienced a damaging hail storm this past summer and many thousands of roofs are expected to need replacing. Adopted building codes require that each roof replacement be approved by a City issued building permit and a City performed inspection.

To date, the City has issued several thousand roofing permits and inspectors have performed upwards of 4000 roofing inspections in the hail affected areas. The numbers of roofing permits issued and request for inspections have completely outpaced Building Services inspectors' ability to provide an acceptable level of customer service.

To adjust to this unprecedented demand for roofing inspections, Building Services hired an inspector devoted to performing only roofing inspections. Within the next week or so a second inspector will be hired and also devoted to just roofing inspections. Eventually, all issued roofing permits will be processed and inspected.

The code states that it is the responsibility of the owner or owner's contractor to provide access to the roof inspection by an approved ladder. This requirement has been the greatest source of concern over security and unauthorized rooftop access and creates a real problem, especially when we cancel an inspection where the ladder has already been set.

To address this specific issue, I offer the following change effective immediately

- Continue to call in your inspection requests, either online or by phone, staff will process the inspection requests.
- DO NOT SET THE LADDER until you are notified that the address has been scheduled for an inspection. *Requesting an inspection will no longer indicate that an inspection has been scheduled for the next work day.*
- Staff will notify you as to when an address is scheduled to be inspected; generally, a 2 day notice will be given which allows you time to set a ladder and know specifically when the roof inspection will be performed. *Note: Due to current demands, it may take a few weeks to be notified that an inspection date has been scheduled.*

Hopefully, these changes will produce success in securing timely scheduled inspections. In that light, I wish to express my thanks to all of you for your on-going patience with Fort Collins' Building Services, knowing that unforeseen events have impacted our ability to maintain an acceptable level of customer service.