

Important Notes:

1. Information for this table was provided by the manufacturers included, and also by local roofers. Although we have tried to provide accurate information as of the date of this report, there are numerous variables which affect the suitability of roofing products for particular installations, the fair cost to install any of the roofing materials noted above, and the advisability of using any of the products mentioned. We strongly recommend that you contact your architect, general contractor, or a qualified roofing contractor with experience in the particular type of material desired before proceeding further with roof material selection.
2. Inclusion of any products in this report, or descriptions thereof, should not be construed as a recommendation or professional evaluation of the material, manufacturer, vendor, or suitability of the product for a particular installation.
3. Current code and permit requirements for roofing can and should be obtained from the Building Department at the Pitkin County Community Development Department, 210 South Galena, 3rd Floor, Aspen, Colorado 81611, phone (970) 920-5090.

PRODUCT CATEGORIES and EXAMPLES	WEIGHT PER SQUARE (= 100 SF)	SUITABLE FOR RE-ROOFING	BALLPARK COST PER SQUARE INSTALLED	NON-COMBUSTIBLE MATERIAL	CLASS A RATING	UNDERLAYMENT REQUIRED FOR CLASS A RATING	COMMENTS
WOOD ROOFING							
MEDIUM WOOD SHAKES [typical existing roof in Starwood]	200 LBS	YES	\$ 650	NO	N/A	YES	Materials are available with fire resistance ratings, but are not allowed by Pitkin CountyCode even with ratings
METAL ROOFING							
COPPER SHINGLES	85 - 125 LBS	YES	\$900	YES	YES	YES	Fire-resistant underlayment used for Class A rating
COPPER STANDING SEAM	80 - 100 LBS	YES	\$ 700 - 800 mechanical seamed	YES	YES	YES	Fire-resistant underlayment used for Class A rating
PAINTED STANDING SEAM	80 - 100 LBS	YES	\$600 - 700	YES	YES	YES	Fire-resistant underlayment used for Class A rating
OXIDIZED STEEL ROOFING	100 - 150 LBS	YES	\$600 - 800	YES	YES	YES	Fire-resistant underlayment used for Class A rating
ALLOY ROOFING	varies widely	YES	unknown	YES	YES	YES	Fire-resistant underlayment used for Class A rating

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NATURAL MATERIALS							
SLATE	700 - 1,400 LBS	NO	\$1,000 - 1,200	YES	YES	NO	
CONCRETE-BASED TILE	comparable to slate	NO	unknown	YES	YES	NO	Rarely used in Aspen area; problems with freeze / thaw and impact resistance
SYNTHETIC SLATE TILES & WOOD SHAKES							
ECOSTAR recycled rubber based tiles	225 - 300 LBS	YES	\$700 - 1,100	Probably not	YES	YES	New product type. Not extensively installed in the valley yet. Durability relatively untested, but should be good. This is the direction that the high-end market is moving in wild fire hazard areas of the country. Class 4 impact resistance rating
LAMARITE plastics based tiles	485 LBS	SOME	\$ 600 - 800	Probably not	YES	YES	Class 4 impact rating is pending fire-resistant underlayment used for Class A rating
ASPHALT "SHAKES"							
CERTAINEED PRESIDENTIAL SHAKE	480 LBS	SOME	\$ 400 - 500	NO	YES	NO	Very heavy, very thick. Some are good imitations, others just look like very thick asphalt roofs. Quality varies widely. Color selection critical.
CERTAINEED GRAND MANOR SHAKE	425 LBS	SOME	\$ 400 - 500	NO	YES	NO	
ELK ROOFING DOMAIN WINSLOW	350 - 440 LBS	SOME	\$ 550 - 575	NO	YES	NO	
ASPHALT SHINGLES-LAMINATED [Architectural Grade]							
TAMKO HERITAGE DECLARATION	400 LBS	SOME	\$ 400 - 500	NO	YES	NO	These are the nicer asphalt shingles used on tract homes, some custom homes, and some commercial buildings, particularly down valley. Quality varies widely.
CERTAINEED INDEPENDENCE	300 LBS	YES	\$ 325 40 YEAR	NO	YES	NO	
ASPHALT SHINGLES							
3-TAB SHINGLES [All Manufacturers]	250 LBS	YES	\$300 30 YEAR	NO	YES	NO	These are the basic asphalt shingles used on low end tract homes

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Starwood\Forms\Roofing Guidelines Table

HOMEOWNER RESOURCES:

Most of the larger, established roofing companies have experience working with a variety of roofing types, while some smaller roofing contractors are experienced with just wood shakes and asphalt shingle products. Not all roofers are equally experienced with copper roofing or membrane roofing, and some have installed the newer synthetics or the specialized products such as slate or concrete tiles. Don't put a roofer through school on your house! Look at their installations of comparable products first. Be thorough, talk to several companies, and take the time to actually check recent references.

Virtually all asphalt shingle products can be obtained and installed by any of the local roofers, but certain roofers use certain manufacturers more than others, or have brand recommendations that they prefer.

In assembling the material for this report, we worked extensively with John Alexander at Basalt Roofing in El Jebel (970 963 4130), Jim Alexander of Alexander Roofing in Basalt (970 927 3647) and Ron Nadon of Superior Home Concepts in New Castle (970 984 2569). All of them have experience with roofing projects in Starwood, and all of them were very helpful with making recommendations and assembling this useful information for Starwood homeowners.