



OPTION 2 – IECC COMPLIANT R-35 INSULATED EPDM ROOF SYSTEM Dillon Pines North & South Buildings



Leo's Roofing & Remodeling LLC

Summit County, Colorado

www.villagranaroorf.com

970-333-0354

- Let us take your roof out of this world.

Established Performance

- Leo's Roofing and Remodeling LLC has been in the roofing business for over ten years. We believe in work that is out of this world. We're not afraid to push the limits while ensuring excellent quality work.
- We are customer service-focused and committed to exceptional craftsmanship. The majority of our work comes to us through repeat business and referrals.
- Leo's Roofing and Remodeling LLC has completed hundreds of projects in high-alpine environments. Project locations include Lakewood, Vail, Winter Park, and Blue River. We understand the unique requirements and challenges of mountain work.

Quality Control

- At Leo's Roofing and Remodeling LLC, we value efficiency and set high standards for quality work.
- Our crews have been trained to produce high-quality work in every type of project, regardless of size or complexity.
- Over the past ten years, we have serviced residential, new construction, commercial buildings, and apartment complexes.
- Leo's Roofing & Remodeling does not use subcontractors. Employees are monitored daily by the business owner, who will confirm and work alongside them to ensure that the scope requirements are met.

Insurance & Safety

- Leo's Roofing & Remodeling carries worker's compensation and commercial general liability (bodily injury and property damage) insurance. A Certificate of Insurance identifying our insurance carrier, the types and amounts of coverage, and our insurance contact information can be provided to the Client upon request.
- For each project, we create a site-specific safety plan outlining work performance within federal safety guidelines.
- Install OSHA-approved roof safety anchors and fall protection - to be removed after project completion.

Warranties

- Pricing includes a 5-Year Roofing Warranty for all the work. Apply for and secure building permits, arrange necessary inspections with municipality officials, and close out permits as required.

IECC COMPLIANT R-35 INSULATED EPDM ROOF SYSTEM

JULY 15,

2026

SUBMITTED TO:

Deb Borel

EMAIL:

<dborel@srgsummit.com>

PROJECT:

Dillon Pines North & South Buildings
301 W La Bonte St
Dillon, CO 80435

Pre-Project Work

Project Logistics

1. Provide a Project Site Plan outlining the construction schedule, designated loading areas, material staging locations, and temporary protection measures for occupants and adjacent property.
2. Review the proposed Carlisle EPDM roofing system layout, R-35 insulation assembly, perimeter framing modifications, drainage details, flashing transitions, and roof penetrations with the Project Manager prior to installation.
3. Material Verification: All roofing materials, insulation components, cover board, flashings, adhesives, and accessories shall be inspected prior to installation to verify compliance with the approved project specifications.
4. Quality Assurance: Any roofing material installed incorrectly or not in accordance with the approved specifications or manufacturer requirements shall be removed and replaced at the Contractor's expense.
5. Leo's Roofing & Remodeling LLC shall furnish and install all materials required for the complete Carlisle EPDM roofing assembly, including approximately 6 inches of Polyisocyanurate (ISO) insulation, 1/2" DensDeck Prime cover board, 60-mil fully adhered Carlisle EPDM membrane, Carlisle bonding adhesive, seam tape, primers, sealants, flashings, edge metal, wood nailers, perimeter framing modifications, and

all accessories necessary to provide a complete watertight roofing system.

Site Protection

- Protect landscaping, sidewalks, exterior walls, windows, HVAC equipment, and adjacent property prior to demolition.
- Install temporary weather protection whenever necessary to maintain a watertight building.
- Perform daily magnetic nail sweeping and debris removal.
- Protect building occupants and surrounding areas during all phases of construction.
- No more roofing will be removed than can be made completely weather-tight the same working day

Scope of Work

Roof Demolition & Preparation

1. Existing Roof Removal

- Remove and properly dispose of the existing Duro-Last roofing system down to the structural roof deck.
- Remove existing insulation, cover board, flashings, sealants, edge metals, and roofing accessories required for installation of the new roof assembly.
- Protect the building interior from weather exposure throughout demolition.

Demolition Scope

Work includes complete removal and disposal of:

- Existing Durolast roofing membrane.
- Existing insulation system.
- Existing cover board.
- Existing edge metals.
- Existing termination bars.
- Existing flashings.
- Existing sealants.
- Existing roofing accessories required to install the new roofing assembly.

All demolition debris shall be removed from the site and disposed of in accordance with local regulations.

2. Roof Deck Inspection

- Perform a complete inspection of the structural roof deck after demolition.
- Document and report any deteriorated decking or concealed structural deficiencies.
- Replacement of damaged structural decking, if required, shall be completed through an

- approved Change Order.
- Any roof deck replacement required to meet current code or resulting from concealed deterioration is excluded and will be submitted as a separate Change Order upon Owner approval.

3. Plumbing Coordination

Existing plumbing vent stacks will be extended as required to accommodate the increased roof assembly height. If permitted by the Authority Having Jurisdiction (AHJ), these modifications will be completed by Leo's Roofing & Remodeling as part of the roofing work. Should local code require a licensed plumbing contractor, any associated plumbing permit or inspection requirements shall be coordinated accordingly.

Roof Perimeter Build-Up (Non-Structural)

To accommodate the increased height of the new insulated roof assembly, a **non-structural perimeter roof build-up** will be installed around the entire roof. This work is intended solely to support the new roofing system and does **not** constitute a structural modification to the existing building.

Work includes:

- Install new pressure-treated wood nailers around the entire roof perimeter.
- Construct a continuous wood perimeter build-up using pressure-treated **2x4 lumber** as required to accommodate the new roof assembly.
- Install exterior-grade plywood sheathing over the new perimeter build-up to provide a solid substrate for the roofing system.
- Build up all roof perimeter edges to accommodate approximately **6 inches of Polyisocyanurate (ISO) insulation** while maintaining proper flashing heights and weatherproofing.
- Provide blocking and backing as required to securely support the new insulation, cover board, membrane, edge metal, and flashing system.
- Modify perimeter transitions as necessary to integrate the new Carlisle EPDM roofing system.
- Install new edge metal, flashings, termination bars, and all waterproofing components required for a complete watertight roof assembly.
- Furnish all fasteners, blocking, framing hardware, wood nailers, and miscellaneous carpentry required to complete the perimeter roof build-up.
- This work is limited to supporting the new roofing assembly and does **not** involve structural modifications to the existing roof framing, joists, beams, or trusses.

Roof Drainage

The roof drainage system will be evaluated during construction.

Work includes:

- Verify existing roof slope.
- Maintain positive roof drainage.
- Install tapered insulation where required.
- Adjust drainage transitions as necessary to accommodate the increased roof assembly thickness.
- Maintain proper drainage performance throughout the completed roofing system.

High-Performance Insulation System (R-35)

This roofing assembly has been designed to comply with the currently adopted **2018 International Energy Conservation Code (IECC)** for **Climate Zone 7**. The proposed roof system includes approximately **6 inches of continuous Polyisocyanurate (ISO) insulation installed entirely above the structural roof deck** to provide a minimum **R-35 continuous insulation value (R-35ci)** in accordance with **IECC Table C402.1.3**.

The insulation assembly has been designed to satisfy the minimum thermal requirements for commercial roofing systems while maintaining proper drainage and long-term waterproofing performance.

Final code compliance remains subject to review and approval by the Authority Having Jurisdiction (AHJ).

Work includes:

- Install approximately 6 inches of continuous Polyisocyanurate (ISO) rigid insulation above the structural roof deck.
- Provide a minimum continuous insulation value of **R-35ci** in accordance with the **2018 IECC Table C402.1.3** for Climate Zone 7.
- Install insulation in multiple staggered layers to reduce thermal bridging.
- Mechanically fasten insulation in accordance with Carlisle manufacturer's specifications and required wind uplift design.
- Install tapered insulation where required to maintain positive roof drainage.
- Install new 1/2-inch DensDeck Prime cover board over the insulation system.
- Secure the cover board using Carlisle-approved fastening patterns.
- Integrate insulation with all perimeter framing, edge metal, flashings and roof penetrations to maintain a continuous thermal envelope.

EPDM Roofing System Installation

Install a complete Carlisle commercial roofing assembly including:

- Carlisle 60-mil fully adhered EPDM membrane.
- Carlisle HP Bonding Adhesive.
- Carlisle Seam Tape.
- Carlisle EPDM Primer.
- Carlisle Termination Bars.
- Carlisle Pipe Flashings.
- Carlisle Prefabricated Inside & Outside Corners.
- Carlisle Pourable Sealer where required.
- Carlisle-approved sealants.
- Carlisle fastening system.
- Expansion joints where required.
- Complete waterproof integration at all wall transitions and penetrations.

Flashing Installation

Work includes fabrication and installation of all flashing components necessary to integrate the new insulated roof assembly.

This includes:

- New perimeter edge metal.
- Install new flashings over the newly constructed wood perimeter framing.
- Counter flashings.
- Install new flashing system designed to accommodate the increased roof assembly thickness and perimeter wood framing.
- Wall flashings.
- Pipe flashings.
- Penetration flashings.
- Expansion joint flashings.
- Corner flashings.
- Termination bars.
- Sealants compatible with the Carlisle roofing system.

All flashing details will be modified as required to accommodate the increased roof assembly thickness.

Work includes:

- Install new pipe flashings.
- Modify all penetration flashings.
- Install new edge metal.
- Install new termination bars.
- Modify wall flashings.
- Extend counter flashings where required.
- Waterproof all mechanical penetrations.
- Install new sealants compatible with the EPDM roofing system.

Quality Control

- All work performed in accordance with Carlisle installation requirements.
- Continuous quality inspections throughout installation.
- Final inspection of all seams, flashings, penetrations, and waterproofing details.
- Complete jobsite cleanup upon completion.

System Performance

The proposed roofing system has been specifically designed to comply with the **2018 International Energy Conservation Code (IECC)** requirements for **Climate Zone 7** while providing long-term waterproofing performance and improved building energy efficiency.

The completed roofing assembly will include a minimum **R-35ci continuous insulation system installed entirely above the structural roof deck**, reducing thermal bridging and improving the building's overall thermal performance.

Benefits include:

- Minimum R-35ci Continuous Polyisocyanurate insulation
- Fully compliant with the 2018 International Energy Conservation Code (IECC)
- Continuous insulation installed entirely above the roof deck
- Improved building energy efficiency
- Reduced thermal bridging
- Improved waterproofing performance
- Increased occupant comfort
- Longer roof system life expectancy
- Designed for Summit County snow and wind loads
- Carlisle Manufacturer approved roofing assembly

Manufacturer Requirements

All materials shall be installed strictly in accordance with Carlisle SynTec Systems published installation requirements.

Any deviations required by field conditions shall comply with Carlisle recommendations and applicable building codes.

Project Closure

- Remove all construction debris.
- Perform final roof inspection.
- Complete final quality-control inspection.
- Deliver Manufacturer Warranty documentation.
- Deliver Leo's Roofing & Remodeling 5-Year Workmanship Warranty.
- Schedule and close all required inspections.
- Provide final project close-out documentation.

Code Compliance

This roofing assembly has been designed to comply with the currently adopted **2018 International Building Code (IBC)** and **2018 International Energy Conservation Code (IECC)**.

The proposed roofing system incorporates approximately **6 inches of continuous Polyisocyanurate (ISO) insulation installed above the structural roof deck to provide a minimum R-35ci continuous insulation value**, satisfying the requirements of **IECC Table C402.1.3 for Climate Zone 7**.

The completed roofing system is intended to comply with:

- 2018 International Building Code (IBC)
- 2018 International Energy Conservation Code (IECC)
- IECC Table C402.1.3
- Climate Zone 7 insulation requirements
- Carlisle SynTec published installation specifications
- Applicable fire-rated roof assembly requirements
- Summit County wind uplift requirements
- Manufacturer fastening requirements

Final code compliance remains subject to review and approval by the Authority Having Jurisdiction (AHJ).

Code Compliance Notice

This proposal has been prepared in response to the Town of Dillon plan review comments requiring compliance with the currently adopted **2018 International Energy Conservation Code (IECC)**. The proposed roofing assembly includes a **minimum R-35ci continuous insulation system installed entirely above the structural roof deck**, consistent with the requirements of **IECC Table C402.1.3 for Climate Zone 7**. Final construction documents and installation shall be subject to review and approval by the Authority Having Jurisdiction (AHJ).

Budget Estimate

South Building

Description	Amount
Base EPDM Roof Replacement System	\$91,700.00
6" Polyisocyanurate (ISO) Insulation System (Approx. R-35)	\$29,921.00
New Perimeter Framing System (Pressure-Treated 2x4, Exterior Plywood, Wood Nailers & Flashing Support)	\$9,000.00
TOTAL SOUTH BUILDING	\$130,621.00

North Building

Description	Amount
Base EPDM Roof Replacement System	\$80,700.00
6" Polyisocyanurate (ISO) Insulation System (Approx. R-35)	\$25,381.00
New Perimeter Framing System (Pressure-Treated 2x4, Exterior Plywood, Wood Nailers & Flashing Support)	\$8,000.00
TOTAL NORTH BUILDING	\$114,081.00

Total Project

Description	Amount
South Building	\$130,621.00
North Building	\$114,081.00
TOTAL PROJECT	\$244,702.00

* NOTE : This alternate pricing includes approximately 6 inches of Polyisocyanurate (ISO)

insulation to achieve a Minimum R-35 Continuous Insulation (R-35ci) in accordance with current IECC Energy Code requirements. Pricing also includes construction of a new pressure-treated wood perimeter framing system using 2x4 framing, exterior-grade plywood, wood nailers, and all required perimeter modifications necessary to support the increased roof assembly thickness and installation of new flashing components.

Payment is as follows: 50% in advance and 50% upon final inspection. Inspection and approval or punch list due from the owner within three weeks of completion of work or approval will be assumed.

Exclusions:

This proposal specifically excludes the following unless otherwise noted:

- Licensed plumbing work required by the Authority Having Jurisdiction (AHJ), if applicable, including plumbing permits or inspections not directly related to roofing.
- Plumbing permits, inspections, and fees.
- Structural engineering or engineering reports.
- Replacement or repair of structural framing, joists, beams, or trusses unless specifically identified and approved through a written Change Order.
- Replacement of deteriorated roof decking beyond minor localized repairs.
- Electrical work, HVAC modifications, gas piping, mechanical equipment replacement, or utility relocation.
- Interior drywall, insulation, painting, or repairs resulting from existing or future leaks.
- Asbestos, mold, lead paint, hazardous material testing, abatement, or disposal.
- Temporary relocation or protection of owner contents beyond standard jobsite protection.
- Landscaping restoration or irrigation repairs.
- Snow removal or weather delays beyond the contractor's control.
- Building permit fees, plan review fees, or third-party inspection fees unless specifically included.
- Code upgrades not specifically identified within this proposal.
- Any concealed conditions discovered after demolition requiring additional labor or materials.
- Any work not specifically described within this Scope of Work.
- Insulation thickness adjustments required by final engineering, building department review, or code official interpretation are excluded and may require a Change Order.

****These additional services can be added through a change request.**

Note: This proposal is only guaranteed for 30 days. If material costs rise by more than 7% in that time a Change Order will be submitted. Leo's Roofing and Remodeling believes there to be only one layer of existing roofing; if additional layers are present, a change order will be submitted.

This proposal has been prepared as an alternate pricing option requested by the Owner to evaluate the cost of upgrading the roof assembly to approximately R-35 in accordance with current IECC energy

efficiency requirements.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature  [\[Signature\] \(Jul 18, 2026 21:51:04 MDT\)](#)

Date of acceptance 18/07/2026

OPTION 2 -301 W La Bonte N&S Roofs Proposal

Final Audit Report

2026-07-19

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