

IIBEC-WCC TELEGRAM

Autumn 2019 Edition

WELCOME TO AUTUMN 2019!



International Institute of Building Enclosure Consultants (IIBEC) Western Canada Chapter

Hello fellow IIBEC-Western Canada Chapter Members! The leaves are turning, the turkeys have been eaten, the pumpkins are being specified and sent out to tender. What does all that mean you ask? Autumn my friends, the fall of leaves the end of summer. Like the photo there are whispers of darkening clouds on the horizon, or are these the fumes from the campaign jets of our many politicians vying for our X's? While there may be whispers of clouds on the horizon the value of non-residential building permits (namely commercial office space, retail complex buildings, and institutional buildings) is up 50% (ytd y/y), while figures on monthly construction investment show a corresponding surge in nominal and real non-residential structures according to TD banks September 2019 economic forecast. They are also optimistic that the residential housing market is stabilizing and turning a corner, so we may be able to stay warm this winter after all!

Your local chapter has some other strategies to help keep you warm as the seasons change, we have an exciting new seminar coming up on the 24 and 25 of October:

FALL EDUCATION SESSION - IIBEC-WCC Crash Course in Field Reviews Oct 24th & 25th



The 2-day program includes an SBS seminar and an Asphalt Shingle seminar happening simultaneously each day (Attendees will attend both - switching seminars on alternate days). This course is intended for newer roof observers looking to gain practical knowledge on application techniques they may observe during site reviews and to get insight on how to look for issues on a roof.

9:00-12:00 Theory: Review of RPM changes and expectations with RCABC. Various manufacturers will review past experiences from the field as well as application guidelines. Experienced Roof Observers will discuss observation techniques and case studies.

12:00-1:00 Lunch provided

1:00-4:00 Practical: Review pre-installed mock-ups and take part in a deficiency scavenger hunt. Gain practical knowledge by installing materials, under supervision, on roof area mock-ups. Materials & tools provided, but P.P.E. REQUIRED (B.Y.O.).

Cost: \$275.00/member - \$375.00/non-member

Form to Register: <https://forms.gle/WeMw5BgFQ16doGRZ7>

CEH Credits will be provided. Hosted at RCABC Langley 9734 – 201 Street, Langley, BC

IIBEC ANNUAL GENERAL MEETING AND CONCERENCE

Pencil the date into your Calendar

Friday, January 31, 2020, Italian Cultural Centre, 7:00am – 4:00pm

Your education committee is currently working on putting together a great lineup of speakers. More information to come the roster solidifies, we will keep you posted!

WHAT'S BEEN HAPPENING AT YOUR LOCAL CHAPTER?

THANKS FOR COMING OUT TO THE (2)1st Annual IIBEC-WCC GOLF TOURNAMENT

The weather co-operated with us this year with what some would say is perfect golf weather not too hot, not too cold, no precipitation, lots of participation!



A very special thanks to all our Tournament sponsors who help make this event possible each and every year - we couldn't do it without you. Also, thank you to all our golfers who pulled themselves out of the office on a beautiful summer Friday, it's hard work but someone has to do it!

Of course, we are also always grateful and appreciative of the hard work put in by the IIBEC-WCC Golf Committee who make the tournament magically happen each year so, thank you everyone!

This year's lowest scoring team was Team Doerksen Congratulations Guys! (below left)



Every year at the tournament, it is a tradition for the IIBEC -WCC board to award the Brant Arnold-Smith Award to an individual in the tournament who exemplifies sportsmanship, honesty, and integrity, which are all the attributes that Brant stood for. This year's winner of

the Award is no stranger to the chapter Mr. Paul Kompauer. Congratulations Paul, well done!
(above right)

FROM YOUR TECHNICAL COMMITTEE:

The Mystery of the Disappearing Plumbing Vent Pipe

By Ted Neef, RRO, at Phoenix Roof Consultants

Typically, during most sloped roof replacement projects, the plastic plumbing flashings are replaced with ones made from lead. Unlike a lead plumbing flashing, the plastic flashings rely on a rubber ring that seals to the plumbing vent pipe; whereas, the lead flashing requires a separate settlement cap. So, final inspection is complete, all is well.



A few years pass, and it's time to reinspect the roof. During the inspection, it was noted that some of the plumbing vent pipes were sitting low in the flashing. Usually, the roofer will trim some of the lead to ensure that the settlement cap sits correctly on the plumbing vent pipe and flashing. We all make mistakes, and it would appear that the lead was not trimmed by the roofer. Having the roofer come back to trim the lead flashing when they are back on site carrying out other maintenance tasks is the solution.



Over the next few years, additional maintenance or warranty inspections are carried out. It is then discovered that the plumbing vent pipe in this same flashing is even lower.



Accessing the attic revealed a long vertical pipe connected to an elbow turning the vertical pipe to horizontal, where it traveled another 4' before turning down and disappearing through the attic floor. This horizontal pipe was originally 18" up from the attic floor. Over time this pipe sagged, as it was no longer being held at the roof level by the rubber seal on the old plastic plumbing flashing.



The solution was to secure the pipe in the attic, preventing it from dropping. Testing the pipe by applying light pressure downwards or accessing the attic during the roof replacement will allow you to take action to prevent this problem from re-occurring.

WE NEED YOUR HELP!!

We are looking to add some content to our newsletter and are hoping to get some crowd participation!

- **PICTURES FROM YOUR OFFICE:** Everyday we are out and about our great province and city seeing some of the most interesting views you can see, best seats in the house as they say! See a spectacular view you would like to share with your peers? Send in your photos to sean@roofixinc.com and we can include them in the next issue. Winning submission receives a \$25.00 gift card.
- **INDUSTRY ANNOUNCEMENTS:** Did you or one of your colleagues get a promotion? Did something great happen at your firm? Is there a new hire you would like to acknowledge, or did someone receive their RRO? Send in your announcements you would like to see included in the next issue of the IIBEC-WCC Telegram to sean@roofixinc.com.



IIBEC-WCC “EDUCATE, ADVOCATE, PARTICPATE”

