

**RCIWCC TELEGRAM

SPRING 2019 Edition

WELCOME FORMER RCI-WCC'rs to Spring 2019!



WHAT ARE ALL OF THESE “**” & “FORMERS” ABOUT?

Well you are actually reading the very first IIBEC-WCC TELEGRAM!

RCI, Inc. Becomes the International Institute of Building Enclosure Consultants (IIBEC)

As of April 1, 2019, RCI, Inc. officially became the International Institute of Building Enclosure Consultants (IIBEC; pronounced *eye-bec*). The change was approved by the voting membership after years of discussion, an extensive study, a brand assessment, and industry-wide feedback. The name change will align the association’s name and brand with its purpose and strategy heading into the future. The Roof Consultants Institute was originally incorporated in 1983 as a nonprofit association representing the nascent field of roof consulting. As the institute grew, its members branched out into consulting not just on roofs, but on the entire building enclosure, and its name was changed in 2006 to RCI, Inc.



RCI has grown from a small core of dedicated roof consultants to represent some 3600 members, comprising building enclosure consultants and other industry stakeholders specializing in roofing, waterproofing, and exterior wall specification and design. The evolving focus of the institute’s members in embracing the entire building enclosure called for a name that would clearly define its purpose as:

- An international association;
- A professional institute representing building enclosure consultants – architects, engineers, and others such as ex-contractors who have gained the required education and experience;
- A knowledge hub and leading authority on all things building enclosure (roofing, waterproofing, and exterior walls);
- An institute attractive to professionals of all ages, races, and genders;
- An industry leader endeavoring to increase exposure, recognition, and usage of the institute’s resources by nonmember architects and engineers, government agencies (state and federal), and end users such as school boards, universities, facility managers, etc.

Kindly note that all correspondence, financial transactions, contracts, and references to RCI should be changed to the International Institute of Building Enclosure Consultants or IIBEC as of April 1.

At our local level our chapter will now use IIBEC-WCC as our acronym and "IIBEC Western Canada Chapter" or "IIBEC WCC" will be how we say the name. We are currently working on rebranding our swag and promotional items, it will be a bit of a process so please bear with us. If you are in possession of swag bearing the former logo, make sure to hang onto it as it is predicted to skyrocket in value!

REGISTER NOW FOR THE *RCIWCC* Spring Seminar & Tradeshow May 10, 2019



Friday, May 10, 2019 Italian Cultural Centre | 3075 Slocan St, Vancouver, BC

***Qualifies for RCI CEH’s, 6 AIBC CEH’s (pending)**

Delegate: \$185

Webinar: \$185 (Webinar only available to those outside of the Lower Mainland, BC)

Student: \$40 (Student ID must be shown at the door)

[Delegate Online Registration »](#)

Sponsorship: \$399 booth & 1 rep; \$499 booth & 2 reps; \$150 additional rep

Don’t wait and be the last one to [sign up](#)!! You are an industry leader! Let’s Go!

Our education committee has put together an excellent line up of speakers for this year’s Spring Seminar that you won’t want to miss, and this year’s seminar qualifies you for 6 RCI CEH’s! Along with the seminar we have our exciting trade show to see the latest and greatest products! If your firm would like to sponsor a booth look here [SPONSOR](#)

So, who’s in the line up and what will they be talking to us about?

- **Roofing Over Challenging Interior conditions...Experiences from the field**
Guillaume Vadeboncoeur - WSP
- **Design, Construction and Review of Building Enclosures for Multi-Zoned Facilities**
David Fookes - Morrison Hershfield
- **Roofing Membrane Recover vs Roof System Replacement - When is it Appropriate?**
Doug Wells - IRC Building Sciences
- **Traffic Deck Coatings – Lessons learned via case studies**
Brian Boomars – IRC Building Sciences
- **Moisture Accumulation in XPS Insulated Inverted Roofs in Western Canada**
Colin Tougas – RJC
- **Glass and Glazing Failures**
Brian Hubbs - RDH

WHAT'S BEEN HAPPENING AT YOUR LOCAL CHAPTER?

THANKS FOR ATTENDING THE RCI-WCC 2019 Conference and AGM

We had an excellent line up of speakers and the presentations were well received and well presented. A special thank you as always is extended to our Trade show sponsors who's continuing support for the chapter helps bring together these great events. Always make sure you take some time to visit our sponsor's booths at the events and show your support for them! Mr. Sean Lang of Specifex Building Science is your new chapter president, taking over from Burt Carver who now takes up the rolls as past president. Thanks to Burt for all of his service and attention to the chapter, he was an outstanding president and represented our interests well both at the local and international levels, and I am sure he will continue his fine work in his new capacity.

A MESSAGE FROM THE PRESIDENT (No not that one!)

Dear Membership

Having been involved in this chapter for many years and as your current President, I intend to continue with the direction this chapter has been going in and improving our service to our membership. We are your stooges, your behalf. We care about your your feedback. We want more input so don't be shy about coming up to and giving us feedback on anything. have a presentation that you are membership, please let us know. As many of you already know, RCI (International Institute of Building Consultants) as of April 1st. With this a whole new approach to being a Canada Chapter membership. We



after all. We act on opinions and respect from our members any board member And Please, if you dying to give to the Inc. is now IIBEC Enclosure name change comes part of the Western are no longer stuck

with a name that we have to explain to people (what does RCI stand for again? Why the “Inc”?), but rather have a name that inspires a broadening of horizons. Where some of us (maybe only me) used to feel we were only specifically roofing consultants, we are now realizing that we are all Building Enclosure Consultants – some who specialize in roofing (in my case). This means many of us need to grow and learn more about areas of the buildings enclosure that we previously would have not have paid attention to. No longer can we say “that’s another guys problem”. We need to be able to answer more questions, have more knowledge to share, and feel more confident in what we are advising people, or at a minimum, know who else to bring into a project when the scope stretches beyond our current knowledge base.

Saying “I don’t know” is fine, as long as you follow it with “but I can find out”.

Our chapter is currently manically working on all of the behind the scenes things that need to be done to conform with the new naming requirements from IIBEC Corporate. We will keep you abreast of our new official chapter name once it has been solidified, but I think you can figure it out pretty easily. Maybe it should be part of the scavenger hunt at the Spring seminar!?!...

Your Chapter President
Sean Lang

RCABC OBSERVATION MODEL REVISION -

Laurence Matzek – Director, RoofStar Guarantee Program

Over the years, the RCABC has used two different models to calculate the number and cost of field observations, shifting from a Project size-based formula to a calculator that relies on total Contract Value. Arguably, each model has had its strengths and weaknesses. Now, it is time to again make a change.

The change is the result of years of feedback received from Roof Consultants and Building Envelope firms, who asked us to consider a model that better reflects the nature, complexity and size of each Project. These challenges include

- small complicated projects, which may require more observations than the current model calculates;
- large simple projects, where fewer observations may be necessary, compared to the current observation calculator;
- remote or Passive House Projects, which consequently may have a high Contract Value but require few observations.

An RCABC staff-developed draft calculator model resolves flaws in the current calculator, and utilizes the complexities of a Project to determine the number of required observations. The RCABC has discussed the current draft model with the IIBEC (formerly RCI) Western Chapter Board, who have offered their support. Within the new model, each Observer firm will still be able to determine its own fees

- based on a percentage of contract value;
- as a lump sum;
- as a rate per observation.

Each firm also will retain the freedom to negotiate fees directly with the owner, or to process payment through RCABC when the Observations fees are specified in the contract documents.

We are in the process of fine-tuning the draft model and will make it available for your review months before implementation.

RCI-WCCC OUTSTANDING CONTRIBUTION AWARD

This prestigious award was chosen from past and present members and non-members of the RCI Western Canada Chapter, who have generously given their time and efforts to promote the ideals of RCI and who have worked diligently to ensure the overwhelming success of the Chapter, this years winner is the very embodiment of the award.

The 2018 RCI Western like to offer their recipient of the 2018 RCI 7th Annual RCI-WCCC AWARD, Mr. Monty Klein. the sunset, but his of our industry will be felt come. Monty has been a and a key supporter of our Well done Monty good luck



Canada Board of Directors would congratulations to this year's Western Canada Board of Directors OUTSTANDING CONTRIBUTION Monty is currently sailing off into contribution and impact on all levels and appreciated for many years to tireless advocate for the industry, local chapter and a past president. with your new adventures!

<https://rci-online.org/member-profile-monty-klein-rro-tq/>

2019 RCI DOCUMENT CONTEST

Congratulations are in order to some other members of our fine chapter. Mr. Jeffery Vermette, & Mr. Guillaume Vadeboncoeur of 2019 RCI (formerly) Document project's category with their project in Harrison Mills. We chapter had some of the best and Way to go guys great work! The posted to the main site but keep



WSP have placed 2nd In the Competition in the special submission on a metal roof always knew that our brightest in the industry, document has not been your eye out for it!

FROM OUR TECHNICAL COMMITTEE

The Problem with Fabric Roof Anchors

By Ted Neef, RRO-BC Roof Inspections

Fabric roof anchors are a critical component of the roofing process as they provide a point for the roofing Contractor and Consultant to safely tie off, as well allowing other trades to access the roof to carry out their assigned tasks. These roof anchors are intended as a temporary fall protection device and should be removed from the roof at the end of the project.

Issues arise when the anchors are left in place or have not been completely removed. Leaving the anchors in place can pose a liability in the future should an individual use the anchor point and it fails.

Continued



When the roof anchor is left in place, this allows it to absorb water and draw the water through capillary action into the attic space.



Attic reviews reveal that when fabric anchors are left in place, the moisture is drawn up into the attic through the fabric & starts to decay the roof framing and sheathing. Mold has been observed in these locations as well.

During periods of heavy rain, water can be observed dripping from the fabric down into the insulation below. On an older building with a poor/non-existent air/vapour barrier, a small leak into occupied space can easily result.



Eventually the fabric itself will start to rot. In this case, the strap was cut in the attic but left on the roof. It should be very clear the danger that this strap poses at the roof level.

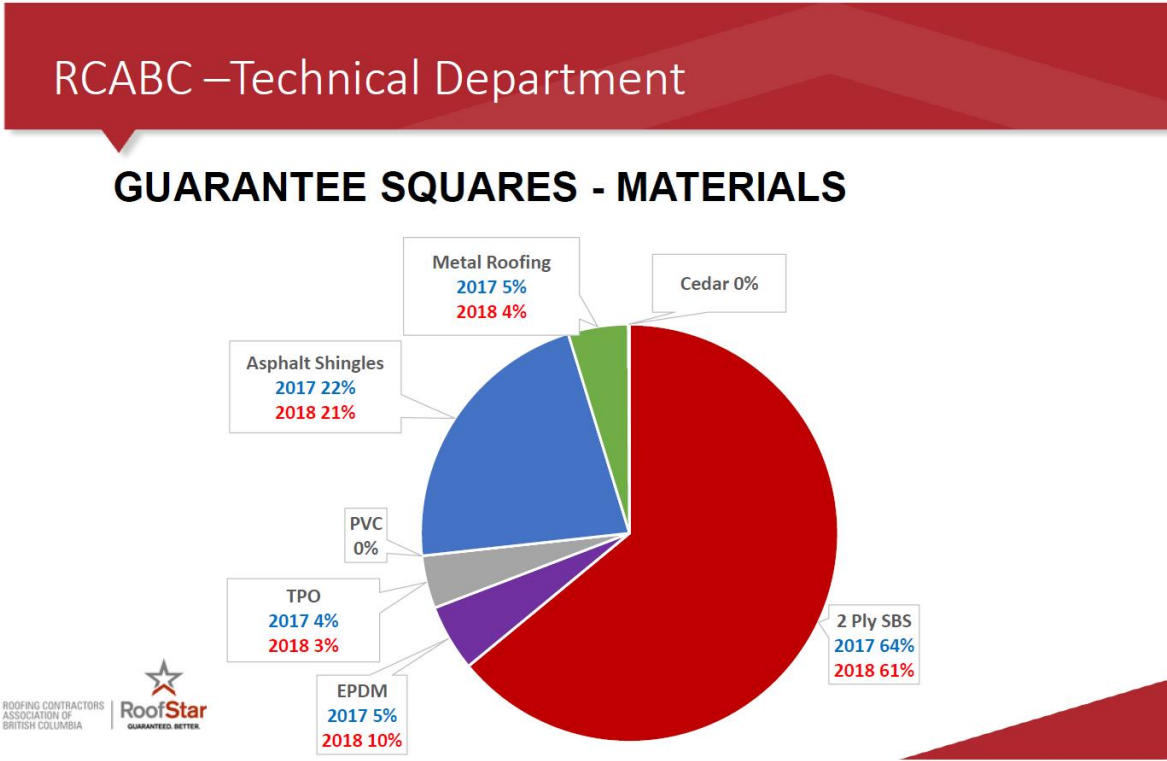
Fabric roof anchors are an integral part of a fall protection system when installed correctly. However, many times, particularly on new construction projects, these fabric roof anchors are left in place either because they were forgotten or were required by other trades needing to access the roof. In many instances the anchors have been cut close to the ridge caps, leaving a small amount exposed.

The problems in leaving the straps in place are twofold. The straps are proven to allow water to enter the attic cavity when they have not been completely, which is causing sheathing to rot and mold to grow. Secondly, leaving the straps in place can pose a great risk to any individuals foolish enough to use them in the future.

The roof Contractor must ensure that all roof anchors are removed completely from the roof on all new construction projects. In many cases, this will involve removing some of the ridge cap so that the anchor can be completely removed. This task is easier on re-roof projects, where there are less sub trades that may require access to the roof, allowing the straps to be removed during the final review. The Roof Consultant should include the review of the removal of these straps on their final. This is a common problem that is observed by BCRI on approximately 30% of all completed roofs less than 10 years old.

2018 RoofStar Guarantee Breakdown Per Roof Type

Interest has been expressed to me from various chapter members about the market breakdown per installed squares per roof type under the RCABC Guarantee program, the RCABC was kind enough to provide the information for your consumption.



THE IMPORTANCE OF PROPER DESIGN CONSIDERATIONS



What to show your clients when they ask if cross ventilation is important!



**WESTERN CANADA
CHAPTER**

“The Mission of RCI is to ensure the credibility of the Roofing, Waterproofing, and Building envelope consulting professions.”