

IIBEC-WCC TELEGRAM

Winter 2020 Edition

WELCOME TO WINTER 2020!



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

Hello fellow IIBEC-Western Canada Chapter Members! The leaves have left long ago and are now considering their return. Some of you out there have been holding your breath anxiously awaiting more news for your local IIBEC chapter. Your lives revolve around it... you know no other joy. Well my friends let's have a great big exhale; life can now go on! So, what's has happened through the course of your long winters nap and what is coming up? Let's not waste any more time beating around the roof!

ROOFTOP QUALITY ASSURANCE - MARCH 5, 2020 RCABC 9734 201 St, Langley – [REGISTER NOW](#)

Come out and join us for our next one-day session Rooftop Quality Assurance is a one-day course for professionals interested in performing observation to assure that roof installation is consistent with construction documents. The program covers the diverse and challenging aspects of roofing as encountered in the field and is ideal for roofing material manufacturers, general contractors, quality assurance observers, and field inspectors.

- 8 IIBEC Continuing Educational Hours
- 8 AIA Learning Units and HSW credit

8:00 AM registration and Breakfast, 8:30am – 4:30pm Course, Cost \$300 member and \$400 non-member (no GST)

WHAT'S BEEN HAPPENING AT YOUR LOCAL CHAPTER?

Crash Course in Field Reviews

Thanks to everyone who attended the inaugural **Crash Course in Field Reviews Oct 24th & 25th** 2019 which was a collaborative effort between the RCABC and IIBEC-WCC. We had 24 participants for this two-day course, and very positive feedback. The course was intended for newer roof observers looking to gain practical knowledge on application techniques with a hands-on component investigating deficiencies on various assemblies and installing components. Plans for future iterations of the program are in the works so stay tuned.



Your IIBEC-WCC board would like to extend special thanks to the RCABC for facilitating the space and resources to put this together, and all the great people and manufacturers in our industry who donated their time speaking in the seminar, and working with the participants for the practical section. It was great to see everyone working together to help the industry.



IIBEC Annual General Meeting and Conference

Thanks you to everyone who came out for the **IIBEC Annual General Meeting and Conference** Friday, January 31, 2020.

Another great event was put together by the hard work of our education committee. It was one of our highest attended events to date. 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!

Outstanding Contribution Award

In acknowledging our 22nd year since inception, the 2020 Western Canada Board of Directors would like to congratulate Mr. Don Utsunomiya as the recipient of our Chapter's Annual "Outstanding Contribution Award". Congratulations Don! Well deserved and best of luck in your retirement!



Don Utsunomiya - Left

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

FROM YOUR TECHNICAL COMMITTEE:

Weather Protection for Roofing Projects

By Al Martin, RRO, Senior Consultant Morrison Hershfield

Weather Protection for Roofing Projects

Vancouver is Canada's third most rainy city with over 161 rain days a year. Living and working in one of the wetter maritime climate regions of North American, we have conditions where roofing projects require special strategies and schedules to undertake and complete work in adverse weather conditions. In the last ten years the increase in roofing project utilizing weather protection has grown considerably, not surprisingly, there are many benefits to all parties involved including owners, manufacturers, contractors, consultants and insurers.



In the lower mainland, only July and August can be considered safe bets to experience dry weather, so expecting most roofing work to be scheduled for these months, is unrealistic and the majority of projects will occur the rest of the year. Weather and specifically rain protection and hoarding is an additional cost to projects but the benefits are considerable. Most projects without rain protection install the new roof materials only when the weather cooperates, and some roofing firms retain weather experts to aid with identifying upcoming time available to roof without the risk the rain. Crews have become good at the standard procedure of removal of the existing roof and installing the air / vapour sheet layer as a temporary roof or going further with the installation of a new assembly package and completing the section with the base sheet to waterproof the building. Later, sometimes days and weeks, the cap sheet will be installed.

continued

Benefits of weather protection include:

1. Maintains the schedule creating all days as able to install roofing, resulting in no rainouts or lost weeks that can occur waiting for the weather to cooperate.
2. Day in and day out progress on site and work completed keeps the workforce regular with no lost days under better than average working conditions. For roofing companies this equates to cash flow and more overall revenue.
3. Having weather protection allows for time to deal with unforeseen conditions. Whether the package is complicated, heavy on the details, upturns or transitions or if uncovering buried services or deterioration, all this requires additional effort and time to manage unforeseen repairs, replacement of materials, and special procedures. For roofs that serve pedestrian or vehicles, protection allows for installation of related overburdens of moisture sensitive installations such as concrete and coatings.



4. Ensures the existing building operations are maintained. This is a high priority of existing buildings as the cost of disruptions and wet materials and interior finishes that must be replaced can far out weight the cost of a day's work.
5. An overhead canopy protects the deck or partially completed surface and eliminates condensation on surfaces that results from clear cold nights even when weather is cooperating. This occurs at all times of the year, including in the middle of July. There is no waiting for surfaces to dry off, roofing installation can start immediately each day.
6. Quality Improves: It starts with a dry substrate. Yes, even in our cool humid winters, if you weather protect concrete or wood, the surfaces continue to dry out and stay dry. No need to bring out the torch to try and dry the deck (non-combustible of course) only to drive the moisture deeper into the concrete and wait for it to reappear later. When completed base sheet sections get wet, sometimes for days and weeks, drying off and removing every gram of water is difficult. Consequently, the result is more blisters containing moisture between the base sheet and cap sheet.
7. Keeps new materials dry. When drier materials are installed, no additional moisture will be trapped in the new roof assembly, because when it is, given the permeance of vapour barriers and roofing materials it is there to stay, possibly saturating insulations and reduce thermal effectiveness.
8. No need to dry the deck off, installation of new roof sections can typically start as soon as there is enough light.
9. Roofing companies provide more competitive costing for project requiring weather protection as they are able to work in a time of year when work is slower.

For any roofing projects using weather protection, there are a number of considerations. Most projects will involve the installation of scaffolding or structural components to support a roof canopy with a water shedding plastic sheet membrane, tarp material or shrink-wrap to act as the temporary roof. Most are white plastics to allow sufficient light for work underneath.

1. Has the temporary structure engineered to deal within the anticipated loads including wind and snow?

2. Will the supporting structure be on the building or in front of wall areas? If so, how will access and egress to and from the building be affected?
3. Can the structure supporting the weather protection handle all the anticipated loads?
4. Consider access for crew and materials and how hydro is entering the building.
5. Where will all the rain you are diverting go? Consider how the temporary roof is draining rain loads to a potentially different location than normal. Is additional collection required and are there drains for accepting the water? Should specific areas be avoided?
6. How is ventilation being maintained for work and removal of building or work produced fumes?

Keep in mind these are temporary roofs, they are not perfect and will not keep all that weather nature can give us. All systems have limits to wind and snow they can withstand. Monitor conditions anticipate bad weather and plan accordingly.

With this in mind, weather protection for projects in the lower mainland produces better roofs and provides the opportunity to undertake work and generate revenue outside of the ideal June to September months.



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 announcements you would like to see included in the next issue of the IIBEC-WCC Telegram to sean@roofixinc.com.



IIBEC-WCC "EDUCATE, ADVOCATE, PARTICIPATE"

