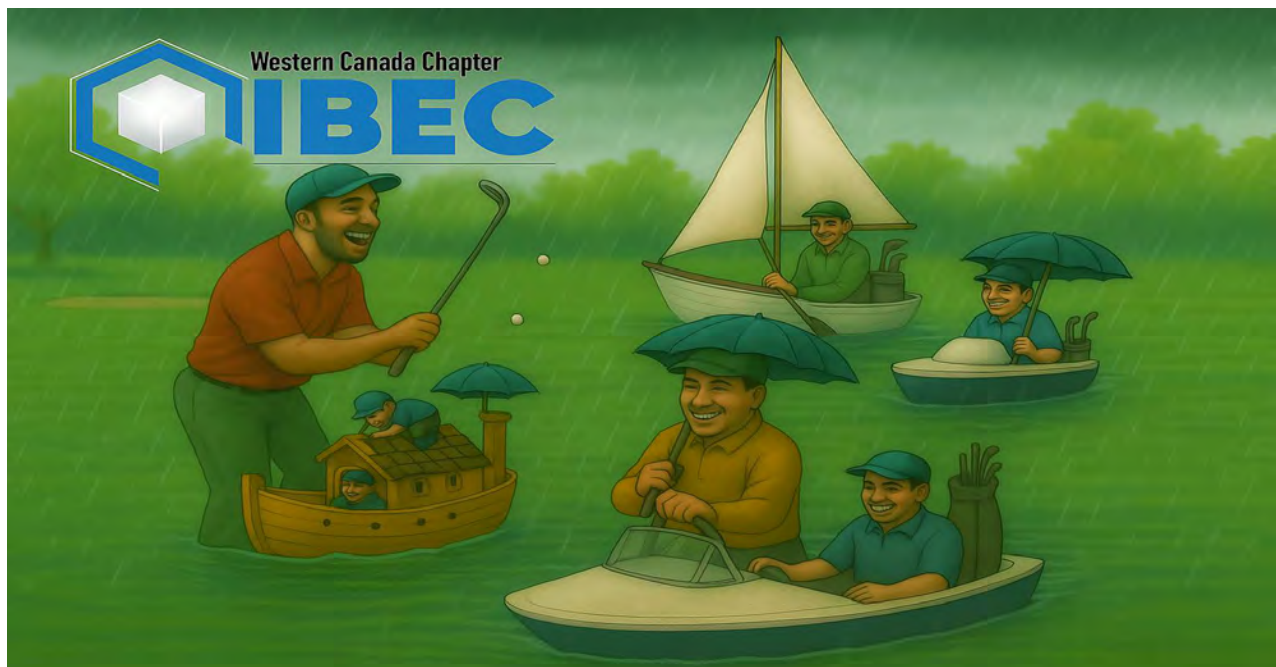


# IIBEC-WCC TELEGRAM

SUMMER 2025 Edition

**WELCOME TO SUMMER 2025!**

Freaking rights it's still summer!



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

Good (insert whatever time of day you are reading this here) IIBEC-WCC'rs! *Summer: 1. : the season between spring and autumn comprising in the northern hemisphere usually the months of June, July, and August or as reckoned astronomically extending from the June solstice to the September equinox.* I always stick with the latter end of this as we usually have lovely Septembers in the lower mainland. A still warm welcome to the summer edition of the IIBEC-WCC TELEGRAM! The early year tariff panic seems to have subsided, turning into occasional tariff waves lapping at our shores. I've heard mixed reviews of the construction season this year some good, some bad, some so so, let's see what the looming fall will bring us. Reviews of the IIBEC-WCC year to date? Tremendous of course! Let's get into it!

## WHAT'S BEEN HAPPENING AT YOUR LOCAL IIBEC-WCC?



### THANKS FOR COMING TO THE “Spring Is in The Air Seminar”

IIBEC-WCC would like to thank everyone who came out to support your local chapter at the “Spring is in the Air Seminar” held April 25<sup>th</sup> at the Italian Cultural Centre. Our education committee did a tremendous job of getting us an excellent line up of speakers with some very informative presentations. To all of you who joined us in person or virtually as a delegate a special thanks to you for taking time and supporting the IIBEC\_WCC!

These seminars would not be possible without the support from our event sponsors and we would like to extend our gratitude for making all the effort in your booths and the support our local chapter, it is always very much appreciated!



## THANKS FOR JOINING US AT THE 25<sup>th</sup> ANNUAL IIBEC WCC Golf Tournament!



This will most certainly go down as one of the very wettest tournaments in recent, & distant memory! It was wet on arrival, and the heaviest rain started around Tee Off!

Did that dampen anybody's spirits?! Well...there may have been some instances of less enthusiastic golfers, but once you are wet...(and I can assure you there were some very wet people) it was a lot of fun navigating through the various bodies of water on the course, with sand traps turning into water hazards, and the course itself becoming a body of water. Regardless this is an industry of troopers and the show did indeed go on!

Congratulations to our tournament winning foursome (top left) L to R - Jason Loewen, Chris Frederick, John Powers, & Josh Klassen who always assure us theirs was a completely legit score, and nobody watching the award ever doubts... Way to go Gentlemen!

## Congratulations to this year's Brant Arnold-Smith Memorial Award winner – Mr. Burt Carver!



This award is in remembrance of Brant who loved the game of golf, and was well respected in the industry. Winners of this award represent someone who respects the game of golf, and characterizes what Brant represented which is honesty, dedication & perseverance, as well as to honour someone who has shown dedication and commitment to IIBEC through volunteer work be it board membership, & support throughout the years. Well done Burt, you are certainly a very deserving recipient!



## THANK YOU SPONSORS!

As with any of our events our 25<sup>th</sup> annual IIBEC-WCC Golf tournament would not have been possible without the continued and tremendous support of all of our generous sponsors, who donate their funds, swag, and time to make these great events what they are.



WE WILL SEE YOU ALL AGAIN AT NEXT YEARS 26<sup>th</sup> ANNUAL TOURNAMENT!



# FROM YOUR IIBEC-WCC TECHNICAL COMMITTEE

## Slope is a Good Thing – By Al Martin, RRO, Senior Consultant - EVOKE

I came across a warehouse complex with multiple roofs a number of years back, all conventional roofing, mostly single ply and there were so many different roof sections with difference slopes that one could clearly see the effect that slope has on drainage. They varied from barely 1% to as much as 8%. At the minimal slopes below 1%, ponding was observed all over the roof section and debris was collecting and staying on the roof. With more slope, the roofs just kept getting a progressively cleaner in appearance. First thing I look at when I start a review is how clean the roof is, gives me a very good idea of the existing slope.



Roof with 11% slope on a sloped wood frame structure, clean appearance

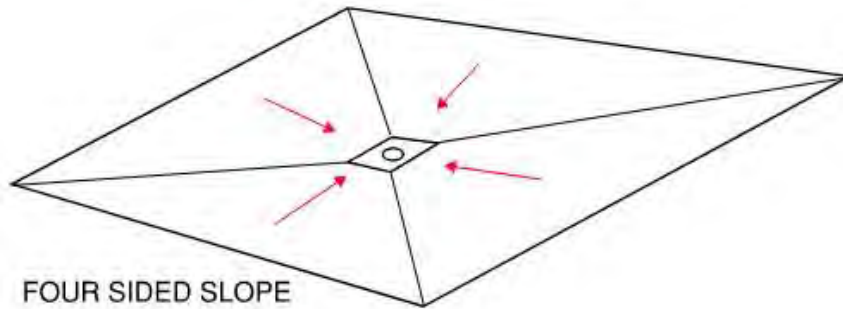
A well sloped roof with minimal ponding also results in making less of a water ingress problem when a deficiency or puncture does occur. Neither are good but less moving water makes it through the roof membrane deficiency on a slope than when it occurs in the middle of a pond. Slope is necessary for good drainage and 2% slope is the sweet spot, for a good reason. It is not unusual for settlement, deflection, creep and construction tolerances to eat up 1% of your slope. The remaining 1% is usually enough to get the water to the drain.

**Table 9.4.3.1.**  
**Maximum Deflections**  
Forming Part of Sentence 9.4.3.1.(1)

Structural Members	Type of Ceiling Supported	Max. Allowable Deflection as an Expressed Ratio of the Clear Span
Roof rafters, roof joists and roof beams	No ceiling	1/180
	Other than plaster or gypsum board	1/240
	Plaster or gypsum board	1/360

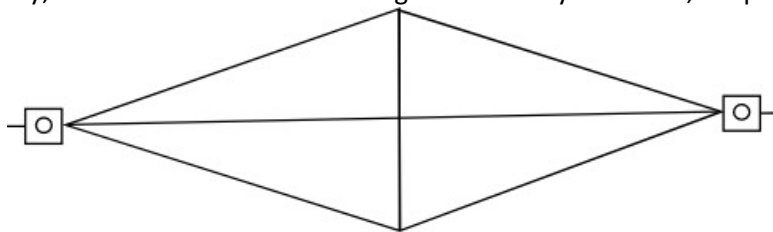
Typical allowable deflection in the building code.

When roofs require valleys, be it full 1 to 1 valleys or greater ratios with crickets, the valley always end up being a fraction of the original slope and this can slow down drainage. For a 2% / 2% field slope, the slope of the valleys ends up about 1.4%.



FOUR SIDED SLOPE

But when using crickets, going to a 4 to 1 ratio of width to length, this results in a cricket valley with a slope of less than 0.5% slope or about 1/16<sup>th</sup> of an inch per foot. This amount of slope is too little to overcome existing conditions and construction tolerances, and we end up seeing more ponding of water along the valley, a common occurrence in long cricket valleys. In short, keep the ratio to 1 to 3 or less.



CRICKET WITH 1:3 RATIO FOR WIDTH TO LENGTH

The most efficient way to slope a roof is through sloping the structure. This is the most common approach with a structural steel roof deck with open web steel joists where this can be achieved with no additional cost. With wood and concrete structures, this can also be accomplished with some additional cost. The advantage of a sloped structure is the insulation package can be equal thickness, with no sloped insulation panels required. Sloping the structure is typically less costly than a slope package on a flat deck.

Drains are typically placed close to supporting columns, this is most common with steel roof decks. The preference would be to place drains in the center of a field section between posts and beams. Why this can make a difference is, supporting columns in a structure experience the least amount of movement whereas drains in the middle of structural field will have deflection and creep over time, slightly improving the slope.

When providing roof designs that will include a slope package, we like to show the ridge, valley and hip change lines on the roof plan. This provides a good idea of how thick the slope package will be at the perimeter or existing curbs on the roof and if these have to be built up based on existing conditions. When undertaking renewals, we first always check what the existing roof slope is and if improved slope is necessary. Most roofs have limiting factor such doorsill heights, other openings and equipment that for the most part, cannot be changed, this all needs to be taken into consideration. Over the years we have used bubble levels, builders' levels, laser levels and the latest trial is a device that works with your phone and all you do is walk the roof, pause and the point gets recognized as X, Y & Z coordinates. Still evaluating and fine tuning the procedure but so far, the results are good (check out [Moasure® 2 PRO – Moasure Canada](#) ).

Next, I am hoping to try a drone capable of Lidar imaging. These are too expensive for consultants to afford but I have one client who has one who is willing to scan some of the facility roofs to provide this information not just for design but also for tender and allow the contractor to access the information.

WHAT'S COMING UP NEXT FOR YOUR IIBEC-WC CHAPTER EVENTS?

SAVE THE DATE!

## IIBEC Workshop Fall 2025 – November 5<sup>th</sup> & 6<sup>th</sup>, 2025

Mark your calendars for another great upcoming IIBEC-WCC hands on fall workshop. This will be another great opportunity getting your hands dirty installing and inspecting Asphalt Shingle , and SBS (Modified Bitumen) roofing details and systems. Watch out for more upcoming information!





## INDUSTRY ANNOUNCEMENTS!



For the past 27 years Rick Reynolds has been an outside Sales Representative for Convoy Supply. On Friday, August 29<sup>th</sup>, Rick has finally stepped away to pursue his Golden Years while travelling and spending time with family. We wish you well Rick, you've earned this well deserved relaxation.



Spratt Emanuel Engineering Ltd. is happy to introduce Ivan van Spronsen, TQ, RRO as our new Manager, Vancouver Island. With over 40 years of roofing experience, Mr. van Spronsen is a Red Seal tradesman, an RCABC-accepted roof observer, and a Registered Roof Observer; a valuable new addition to our team.



Congratulations to Bob Richards (right) who will be retiring from Rimkus Consulting in 2025 & moving near Williams Lake with his wife Nancy to enjoy his well-deserved retirement. Bob started his roofing career at the Algoma Steel plant where he met some of his lifelong friends. Bob worked for several roofing companies over the years before joining IRC Building Sciences in the early 2000's. Bob has been instrumental in the success of IRC, & now the Rimkus office with his roofing & construction knowledge. Congratulations on your Retirement Bob!

- **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](mailto:sean@roofixinc.com).



## PICTURES FROM THE OFFICE



### 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](mailto:sean@roofixinc.com) and we can include them in the next issue.



IIBEC-WCC “EDUCATE, ADVOCATE, PARTICPATE”

