

15 Roofing

15.1 Roof ridge has sagged.

Acceptable Performance Condition:

Roofs shall be constructed to ensure the ridge does not sag excessively under normal design conditions in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

10 years for structural defects.

Claim Response:

Roofs not meeting the acceptable performance condition are to be rectified.

Remarks:

Damage resulting from maintenance not conducted in keeping with maintenance documentation provided to the owner by the warranty provider or builder additions, deletions or alterations made by the homeowner is excluded from coverage.

Where repairs are required, colour, finish or texture may not have an exact match.

Some deflection due to normal loading and bowing caused by normal drying of wood framing materials is acceptable.

Heavy loads of ice and snow can damage a roof. Normal home maintenance should include professional removal of heavy build-ups of ice and snow.

Excessive bowing of roof framing should be investigated.

Notes:

15.2 Roof trusses or rafters are bowed.

Acceptable Performance Condition:

Roof framing members shall be sized and installed in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

10 years for structural defects.

Claim Response:

Roof framing members not meeting the acceptable performance condition are to be rectified.

Remarks:

Some deflection due to normal loading and bowing caused by normal drying of wood framing materials is acceptable.

Heavy loads of ice and snow can damage a roof. Normal home maintenance should include professional removal of heavy build-ups of ice and snow.

Excessive bowing of roof framing should be investigated.

Notes:

15.3 Roof shingles have blown off.

Acceptable Performance Condition:

Roof shingles shall be installed according to the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roof shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

Severe weather and wind gusts can exceed the design limitations of the shingles. Different shingle types and materials have varying abilities to resist these forces.

Damage caused by an act of nature such as severe weather and wind gusts is not a defect.

Minor dye lot variations may occur when matching existing and new materials. This is acceptable.

Notes:

15.4 Asphalt shingle edges are curled or cupped.

Acceptable Performance Condition:

Shingles shall not curl or cup to the extent of exposing the lower, uncoloured portion of the shingle.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Asphalt roof shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

Asphalt shingle edges and corners need not be completely flat to fulfill their water deflection function.

Excessive heat build-up can contribute to premature wear on asphalt shingles.

Adequate attic ventilation is necessary to prevent excessive solar heat build-up in the attic that can contribute to curling and cupping.

Homeowners should avoid walking on asphalt shingles.

Notes:

15.5 Shingle pattern is irregular.

Acceptable Performance Condition:

Unless otherwise designed, roof shingles shall be installed to provide a generally uniform pattern when viewed from a normal viewing position on the ground.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roof shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

The primary role of roofing is to protect the home from weather. The shingle pattern is purely an aesthetic consideration.

Notes:

15.6 Asphalt shingles are not sealed.

Acceptable Performance Condition:

Tabs on asphalt roof shingles shall be secured according to the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Roof shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

Shingle tabs require the application of an appropriate sealant as described in the *Alberta Building Code*.

Interlocking types or those with self-sealing strips may not require sealant.

Self-sealing asphalt shingles installed during cold temperatures should seal when warmer temperatures return. In the short term, unsealed shingles should not affect the weather protection provided by the roof.

Notes:

15.7 Asphalt shingles do not overhang the roof sheathing the proper amount.

Acceptable Performance Condition:

An asphalt shingle starter strip shall overhang roof edges by approximately ½ inch (12 mm) in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Asphalt roof shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

The edge of the roof includes the entire perimeter of the roof including gables.

The shingle extension is required to properly direct bulk rainwater into the eavestroughs and away from the fascia along roof gables.

Notes:

15.8 Irregularities are visible in the roof surface.

Acceptable Performance Condition:

Roof surfaces shall be generally free from significant thickness variations and debris that produce readily visible irregularities in the finished roof. The roof shall be viewed from a normal viewing position at ground level under normal lighting conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roofing surfaces not meeting the acceptable performance condition shall be rectified.

Remarks:

Some asphalt shingles are coloured to provide the appearance of a thickness variation from shingle to shingle; this is not considered a defect.

Roof surfaces need not be completely flat to perform their design function.

Frost patterns on a roof can give the appearance of waviness without the condition existing (e.g., frost outline on sheathing joints and over roof framing members).

Notes:

15.9 Roof appears wavy.

Acceptable Performance Condition:

Roof sheathing shall be sized and installed in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roof sheathing not meeting the acceptable performance condition shall be rectified.

Where repairs are required, colour, finish or texture may not have an exact match.

Seasonal conditions may delay the timing of repairs.

Remarks:

Some waviness between framing members may occur even when sheathing is properly installed.

Frost patterns on a roof can give the appearance of waviness without the condition existing (e.g., frost outline on sheathing joints and over roof framing members).

Notes:

15.10 Roofing nails are exposed on asphalt roofs.

Acceptable Performance Condition:

Roofing nails shall be covered by overlapping shingles or by an appropriate sealant.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roofs not meeting the acceptable performance condition shall be rectified.

Remarks:

Roofing nails require the protection of overlying shingles to ensure adequate weather protection.

Sealant applied to nails shall not detract from the overall, uniform appearance of the roof when viewed from a normal viewing position at ground level under normal lighting conditions.

Notes:

15.11 Roll membrane roofing is blistered.

Acceptable Performance Condition:

Roof membrane roofing should not blister under normal weather conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roofing not meeting the acceptable performance condition shall be rectified.

Remarks:

This design detail is more commonly found on apartment-type construction involving flat roofs as opposed to single family home construction with sloped roofs.

Notes:

15.12 Water is trapped under roofing membrane.

Acceptable Performance Condition:

Water shall not become trapped under roofing membranes.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Roofing not meeting the acceptable performance condition shall be rectified.

Remarks:

This design detail is more commonly found on apartment-type construction involving flat roofs as opposed to single family home construction with sloped roofs.

Notes:

15.13 Standing water is visible on a flat roof.

Acceptable Performance Condition:

Flat roofs shall be installed to drain bulk water away as designed.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Roofs not meeting the acceptable performance condition shall be rectified.

Remarks:

Flat roofs, by design, will shed water at a slower rate than inclined roofs. Flat roofs are to be constructed to handle exposure to standing water over the short term.

Some municipalities require flow control devices to be installed on roof drains to actually retain water in the short term so as not overwhelm the storm drain system.

Some standing water is normal and should dissipate after a few days, weather permitting.

Keeping scuppers and drains free of debris is a homeowner maintenance issue.

Notes:

15.14 Roof or flashing leaks.

Acceptable Performance Condition:

Roofs and their associated flashings shall not allow water to penetrate the building envelope of the home under normal weather conditions.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Roofing or flashing not meeting the acceptable performance condition shall be rectified.

Remarks:

Ice or snow build-up around chimneys can contribute to water penetration. Keeping roofs clear of heavy snow and ice is important to help prevent ice build-up.

Damage resulting from maintenance not conducted in keeping with maintenance documentation provided to the owner by the warranty provider or builder is not covered.

Homeowners have a responsibility to mitigate damage to their property and contact the builder immediately upon identification of water penetration.

Notes:

15.15 Roof flashing leaks at chimney.

Acceptable Performance Condition:

Roof flashings at chimneys shall not allow water penetration into the living area under normal weather conditions.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Roofing flashings not meeting the acceptable performance condition shall be rectified.

Remarks:

Ice or snow build-up around chimneys can contribute to water penetration. Keeping roofs clear of heavy snow and ice is important to help prevent ice build-up.

Damage resulting from maintenance not conducted in keeping with maintenance documentation provided to the owner by the warranty provider or builder is not covered.

Homeowners have a responsibility to mitigate damage to their property and contact the builder immediately upon identification of water penetration.

Notes:

15.16 Eavestroughs or downspouts leak.

Acceptable Performance Condition:

Eavestroughs and downspouts shall not leak at the joints.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Eavestroughs and downspouts not meeting the acceptable performance condition shall be rectified.

Remarks:

Water dripping off the outside of eavestroughs and downspouts should not be mistaken for leakage.

This issue shall be evaluated in warm weather conditions when eavestroughs are free of snow, ice and debris.

Notes:

15.17 Eavestroughs overflow during rainfall.

Acceptable Performance Condition:

Eavestroughs may overflow during rainfall.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

The homeowner has a responsibility for keeping eavestroughs and downspouts free from environmental debris or prevent damage that could cause a blockage or restrict water flow.

The homeowner has a responsibility to ensure that downspout extensions are properly positioned to direct water away from the home.

Eavestroughs should drain effectively, but a minor amount of standing water in eavestroughs is acceptable.

When eavestroughs are provided they shall include proper downspouts and extensions to direct bulk water away from the home.

Homeowners should wait until the rainfall dissipates before assessing eavestrough performance.

Notes:

15.18 Eavestroughs do not drain completely.

Acceptable Performance Condition:

Under normal rainfall conditions and when eavestroughs are unobstructed by debris, standing water may not exceed 25mm (1”) in continuous eavestroughs or 50mm (2”) in sectioned eavestroughs.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Eavestroughs not meeting the acceptable performance condition shall be rectified.

Remarks:

The homeowner has a responsibility to keep eavestroughs and downspouts free from environmental debris or prevent damage that could cause a blockage or restrict water flow.

The homeowner has a responsibility to ensure that downspout extensions are properly positioned to direct water away from the home.

Eavestroughs should drain effectively, but a minor amount of standing water in eavestroughs is acceptable.

Industry practice is to install eavestroughs approximately level. Consequently, it is entirely possible that small amounts of water will stand in certain sections of eavestroughs immediately after a rain.

Notes:

15.19 Ice damming is occurring on the roof.

Acceptable Performance Condition:

Roofs will accumulate snow and ice during cold weather but that occurrence should not cause water to penetrate the building envelope of the home. This condition is warranted if it results from a demonstrable defect in work or materials supplied by the builder.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Roofs not meeting the acceptable performance condition shall be rectified.

Remarks:

Marginal icicles and marginal surface ice is a natural occurrence on a roof in winter months and can be exacerbated by freezing rain or repeated freeze-thaw cycles.

Naturally occurring ice damming (a buildup of ice on the roof over the eaves) may cause damage and is not a defect.

Eave protection, vapour barriers, attic insulation and ventilation should be installed to the requirements of the *Alberta Building Code*.

Accumulations of ice and snow on roof may also result in ice damming.

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Removal of snow from the roof is a seasonal maintenance requirement and is the responsibility of the homeowner.

Notes:

15.20 Temporary hardware has been left on the roof.

Acceptable Performance Condition:

Hardware installed during construction of the home shall be removed unless otherwise specified by the manufacturer.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Temporary hardware shall be removed and fastener holes shall be rectified.

Notes:

15.21 Water is leaking into the living space from accumulation of snow or rain driven through louvers or vents.

Acceptable Performance Condition:

Attic vents are to be designed to minimize the entry of rain and snow into the living space, and shall be installed to prevent water penetration into living areas.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Attic vents not meeting the acceptable performance condition shall be rectified.

Remarks:

Under unusually high wind conditions even properly installed roof vents may allow the passage of some moisture into an attic space. In most situations roof ventilation will exhaust incidental moisture accumulations harmlessly to the outside.

Notes:

15.22 Attic ventilation is inadequate.

Acceptable Performance Condition:

Attics shall be ventilated in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Attic or roof vents not meeting the acceptable performance condition must be rectified.

Where repairs are required, colour, finish or texture may not have an exact match.

Seasonal conditions may delay the timing of repairs.

Remarks:

Roof vents should be kept free of obstructions. Inadequate attic ventilation can lead to heat and moisture problems.

Snow covering roof vents can obstruct ventilation.

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

Notes:

15.23 Skylight leaks.

Acceptable Performance Condition:

Skylights shall be installed in accordance with the *Alberta Building Code* and manufacturer's specifications and shall not allow water penetration.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Skylights not meeting the acceptable performance condition shall be rectified.

Seasonal conditions may delay the timing of permanent repairs.

Remarks:

Condensation on the interior surfaces of a skylight may occur if the indoor relative humidity is high. Condensation is not considered indicative of roof or skylight leakage.

Proper maintenance of the skylight is the responsibility of the homeowner.

Notes:
