

THE CONNECTION

The New Brunswick Roofing Contractors Association and The Master Roofers Guarantee of New Brunswick.

The NEW BRUNSWICK ROOFING CONTRACTORS ASSOCIATION (NBRCA) is the representative industry authority for the professional roofing contractors in New Brunswick. It is organized as a not for profit association under the Province of New Brunswick Business Incorporations Act.

The Association deals with standards of roofing practices; the issuance of joint contractor/association guarantees; membership criteria, discipline, ethics and professional development of its members. We also advise the public, specifying authorities and governments on the proper use of roofing contracting services.

NBRCA is the provincial affiliate of the Canadian Roofing Contractors Association. We are also an affiliate member of the National Roofing Contractors Association of United States of America.

The Master Roofers Guarantee of New Brunswick (MRGNB) was incorporated in 1990 by the New Brunswick Roofing Contractors Association who saw the urgency to bring a better quality of product and professional workmanship to commercial, industrial and institutional building owners.

The organization has invested a substantial amount of funds into developing a roofing specification manual to be used in conjunction with its guarantee program. Through a technical committee, comprised of a wide range of professionals related to the roofing industry, materials and methods are continually being subject to review for their acceptance into the Master Roofers Guarantee Program.

MRGNB guarantees that you, the customer, receive only the best in quality professional workmanship. The MRGNB five-year guarantee program has stringent acceptance criteria for its active members and an in-depth certification process for independent inspection firms. We also have an ethics committee to ensure that the standards of professional workmanship and business practices are upheld.

**MASTER ROOFERS OF NEW BRUNSWICK LTD.
LA GARANTIE DES MAITRES COUVREURS DU NOUVEAU-BRUNSWICK**

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2. BASIC PREVENTIVE MAINTENANCE

2.1 MAINTENANCE PROGRAM

A preventive maintenance program is a program of scheduled inspections and subsequent corrective action. The purpose is to maximize the life expectancy of the roofing system, thus providing maximum protection to building and contents and minimizing overall costs.

The basic elements of a preventive maintenance program for roofs are:

- Regular visual inspections to determine the current condition of the roof membrane and flashings.
- Immediate repair of any defect before it allows moisture to enter the roof system or building interior.

2.2 INSPECTION

Roofs should be inspected at least twice a year — spring and fall — and also after any significant weather or construction event.

The inspection should be preceded by the preparation of a detailed roof plan on which all defects or notes can be marked. If the inspection indicates that more than minor work is required, an inspection checklist is necessary to ensure thoroughness. Call your professional roofing contractor to perform the required maintenance work.

A typical roof plan and an inspection checklist are included in this guide for your convenience.

Begin the inspection by looking at the underside of the deck, if accessible, and also at the outside of the building. Look for cracks, stains, rusting, watermarks efflorescence, wet spots, and spalled mortar or other signs of excessive moisture or deterioration. The observations may give clues to not only roofing problems but also to other conditions affecting the performance of the building envelope.

The final and most important part is inspecting the roof itself. The keys to a competent roof inspection are thoroughness and attention to detail.

5 GLOSSARY OF COMMON ROOFING TERMS

- Alligatoring:** Shrinkage cracking of the bituminous surface of built-up roofing or the exposed surface of smooth-surface roofing, producing a pattern of deep cracks with the scaly look of an alligator's hide.
- Asphalt:** A highly viscous hydrocarbon produced from the residuum left after the distillation of petroleum used as the waterproofing agent of a built-up roof.
- Ballast:** An anchoring material (such as rounded river rock, gravel, or pre-cast concrete pavers) which is used to resist wind uplift forces and hold roof membranes in place.
- Bitumen:** A generic term for either the asphalt or coal tar pitch used in the roofing industry.
- Blister:** A spongy, raised portion of roofing membrane, ranging in size from 25 mm (1") in diameter and barely detectable to as much as 4.6 m² (50 ft²) in area and 300 mm (12") high. Blisters result from the pressure of entrapped air or water vapour.
- Built-up Roofing: (BUR)** A continuous, semi-flexible roof covering, consisting of laminations or plies of saturated or coated felts alternated with layers of bitumen. Surfaced with bitumen, and in some cases covered with aggregate.
- Cant Strip:** A continuous strip of triangular cross-section, fitted into the angle formed by a structural deck and a wall or other vertical surface. Used to provide a gradual transition for base flashing and horizontal roof membrane.
- Emulsion:** An intimate mixture of bitumen and water, with uniform dispersion of the bitumen globules, achieved through a chemical or clay emulsifying agent.
- EPDM (Ethylene Propylene Diene Monomer):** A synthetic rubber sheet used in single-ply roof membranes.
- Felt:** A fabric made by the interlocking of fibres. Roofing felts are manufactured from cellulosic fibres (organic felts), asbestos fibres (asbestos felts), or glass fibres (glass-fibre felts). Felts are either saturated, or saturated and coated with bitumen.
- Fishmouth:** An opening formed by an edge wrinkle in a felt where it overlaps another felt in a built-up roofing membrane.
- Flashing:** Connecting devices that seal membrane joints, drains, gravel stops and other places where the membrane is interrupted. Base flashing forms the upturned edges of the watertight membrane. Cap or counterflashing shields the exposed edges and joints of the base flashing.
- Flood Coat:** The top layer of bitumen in an aggregate-surfaced built-up roofing membrane.