



EPIC ROOFING & EXTERIORS LTD OPERATES BY THE ALBERTA BUILDING CODE

Our team at Epic Roofing and Exteriors Ltd is committed to helping you care for your home. Therefore, we encourage you to ensure that your roof is built and maintained in keeping with Alberta Building Code (ABC) standards.

The market is very competitive today and we know that as a responsible homeowner you will collect a number of estimates before selecting a contractor. We encourage you to consider when doing so that **the 'cheapest' price is not always the 'best' price.** A number of desperate contractors are currently offering very inexpensive rates but some of their operating procedures are suspect and their work does not always meet ABC standards.

*When comparing estimates, we encourage you to keep the following Alberta Building Code requirements and recommendations in mind:**

EAVES PROTECTION All roofs with a 7/12 pitch or less require at minimum a 44" strip of 30lb felt (tar paper) along the eaves. We recommend installing 'ice and water' shield, which is a slight upgrade from tar paper. The only time this standard does not apply is where a portion of the dwelling is not insulated or heated, e.g., carports, ledges, overhangs or sheds. This requirement is meant to ensure that moisture does not enter the dwelling from ice-damming or seepage.

LOW SLOPE ROOFS If your roof has a 3/12 pitch we can install normal shingles with 2 ply of 15 lb felt paper as underlay and the warranty for your material will stand. If your roof has a slope of 2/12 – 3/12, however, your options become more limited. For such roofs, the Alberta Building Code requires complete ice/water shield beneath the shingles. Furthermore, although you may legally install a regular shingle onto your roof, keep in mind that the length of warranty for shingles can vary according to the pitch of roof on which they are installed. For example, you may install an IKO Cambridge 30 shingle onto a 2/12-3/12 pitch, but IKO will only warranty their material on such a roof for 12 years. We prefer to use Malarkey shingles for these low-slope roofs because Malarkey is the only manufacturer to honour a 30-year warranty on such low slopes if the shingles are installed to specifications.

VALLEY FLASHING Valleys should have metal flashing installed where the pitches of the two adjoining roofs are 3/12 or greater. If the pitches are less than 3/12, it is recommended that the valleys be closed and a layer of ice and water shield be installed beneath the shingles.

VENTING Your roof should have one vent per 250 sq. feet of floor space. This provides adequate venting and prevents condensation build-up in the attic under normal weather conditions. Many older roofs are inadequately vented, and require the installation of additional vents to ensure proper air convection and eliminate moisture and condensation build-up in your attic. *Please note that this recommendation applies in normal weather patterns and situations, and will not be a guarantee in extreme weather conditions.*

Since 2007 Epic Roofing and Exteriors Ltd has been a member in good standing of the Better Business Bureau and is therefore committed to meeting Alberta Building Code standards. It has always been our practice to give homeowners quality advice, so we trust that the above information will be helpful as you compare estimates and select a contractor for your project. Thank you for considering our estimate and our commitment to providing you with the best quality roof at a premium rate that meets the standards required in Alberta. As our slogan states, we like quality, too.



The Epic Roofing and Exteriors Ltd Team

** The following points are summaries of pertinent sections of the Alberta Building Code. Printed versions of the Alberta Building Code can be purchased at <http://www.lrc.education.gov.ab.ca/pro/resources/item-title.htm>*

Have more questions? Call us at 403 366 3770 or visit our website at www.epicroofing.ca