VHF HOUSE GRANTS PROGRAM
ROOF & FLASHING REQUIREMENTS

VHF has assembled these requirements for its House Grants Program. It is the homeowner's responsibility to ensure that work is done per the requirements. Failure to comply with these requirements will likely affect payment of the grant in full or part. To ensure full compliance please provide prospective contractors with a copy of the applicable requirements for the project and ask them to specify these requirements in their quotes. The contractor's on-site representative should also be provided with a copy before work commences.

General Guidelines

- VHF funds repairs to roofing including flashing.
- VHF can fund re-roofing of a house once every 25 years.
- VHF will fund re-roofing with historic material as well as compatible substitutes.
- Substitute roofing material should reflect the historic material in design, colour, exposure, size and other visual qualities. A sample of proposed material, if new to VHF, must be submitted for review and approval.
- Roofing and gutter replacement should be coordinated. (*see Fascia, Gutters & Downspouts*)
- Masonry chimneys may need repointing or repaired; this should be done prior to re-roofing. (*see Chimneys & Masonry)*
- Ensure that nail length for roof overhang on exposed eaves is correct to avoid protruding nails.
- Ensure chemical and physical compatibility between roofing material, fastenings and flashings (i.e. do not use copper with galvanized material).
- Low-pitched roofs have specific requirements: refer to BC Building Code or specialist.
- Vents must be installed to BC Building Code requirements. Contractor should indicate the number of required vents and discuss placement of the vents.
- All new elements (e.g. vents) should be fitted as discreetly as possible.
- Attic box vents must be metal (rather than plastic).

Recommended: Continuous ridge vents can reduce the required number of attic box vents.
Recommended: Original ridge capping may have been metal or wood and should be reinstated, if known. If there is documentation of original rooftop decoration or missing features such as cresting or finials, consider reinstating at time of re-roofing.

Fig. 1 *Flashing is under siding at roof-wall intersections*

Fig. 2 *Chimney stepped counter-flashing*

Fig. 3 *If previous counter-flashing was set into a diagonal groove cut into bricks, this must be repaired with colour-matched mortar.*

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Roofing and Flashing Requirements

- All layers of old roofing must be removed prior to application of new roofing material. Photographic verification required.
- Problems in roof structure must be repaired prior to re-roofing.
- Sheathing where required, must be plywood. If there is previous oriented strand board (OSB) sheathing, it must be removed and replaced with plywood.
- All old flashing must be replaced with new. If flashings are missing, they are to be installed.
- Metal flashing should be at least 26 gauge.
- Flashing at roof-wall intersections (e.g. dormers) must be installed under siding – not surface mounted (Fig. 1). There should be approximately 1-2" clearance between wall cladding and the roof shingles. This may require careful trimming or selective replacement of wall cladding.
- Counter-flashings on sides of brick chimneys (Fig. 2) should be stepped (rather than continuous) and inserted into horizontal mortar joints and re-mortared. If previous counter-flashing was set into a diagonal groove cut into bricks, this must be repaired with colour-matched mortar (Fig. 3).
- Plumbing stack flashing (Fig. 4) must be lead (rather than Neoprene rubber).
- Gable (rake) edge drip flashing (Fig. 5) must cover plywood sheathing edges.
- Roof valleys must have open valley shingling (Fig. 6) with exposed flashing.
- Metal rain diverters (Fig. 7) must be installed at bottom of gable to divert water into gutter, where the roofing extends beyond end of gutter.
- Ridge cap shingles (Fig. 8) must be high-profile if fibreglass laminate shingles are used.

Fig. 4 *Lead plumbing stack flashing*

Fig. 5 *Gable edge drip flashing*

Fig. 6 *Open valley shingling*

Fig. 7 *Metal rain diverter directs water into gutter*

Fig. 8 *High-profile ridge caps*