

BULLETIN 2017-004-BU

JULY 14, 2017

USE OF UNVENTED ROOF AND DECK ASSEMBLIES
IN THE CITY OF VANCOUVER

The purpose of this Bulletin is to advise designers that Alternative Solutions to permit unvented roof and deck assemblies to satisfy the requirements of Sentence 9.19.1.1.(1) will no longer be acceptable as of September 01, 2017. This bulletin does not apply to Part 5 envelope designs.

Effective September 01, 2017, the City of Vancouver will, for the foreseeable future, no longer accept alternative solutions for unvented roof and deck assemblies. This moratorium is required in order to address industry concerns related to reliability of such assemblies.

Flat deck and roof assemblies are key building envelope components that must provide a reliable and long-term means to reduce the risk of deterioration of structural members from trapped moisture and water ingress. Currently, the building envelope design professional community has concerns with the performance of specific types of unvented roof and deck assemblies. Many building envelope professionals view these unvented assemblies to be particularly high risk and consider them to be insufficiently reliable in the marine west coast climate to address the risk of bulk water ingress, due to poorly constructed water management details or lack of proper roof membrane maintenance. Likewise, there is no consolidated opinion regarding the extent of the risk posed by the various methods of constructing unvented roof assemblies or their drying potential with respect to water ingress or trapped moisture.

The City of Vancouver has commissioned a study that will be conducted by a reputable building science firm. The study will include an analysis of the performance of unvented roof and deck assemblies as an alternative to conventional low-slope vented assemblies which will inform future policy on this subject.

To accommodate increasing neighbourhood densification, the City will adopt a more relaxed policy toward openings at roof edges. This may include limited allowance for edge or top venting of cavities above roofs containing cathedral ceilings or decks where no other practical means of achieving ventilation is possible, as long as the intent of 9.10.14.5.(11) has been satisfied.

If you have questions about this bulletin, please email them to CBO@vancouver.ca and staff will get back to you.

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