



ROOFING CONTRACTORS
ASSOCIATION OF
BRITISH COLUMBIA



TECHNICAL BULLETIN

October 29, 2024

Failing Flashings

In 2022, two separate residential complexes in the northern interior of British Columbia suffered catastrophic failure of flashings used around pipe penetrations. The flashings, which go by several trade names but are colloquially called rubber pipe boot flashings, are made from plastic-rubber compounds and are stepped so that they can be cut or torn to fit different diameter pipes. They were installed on asphalt shingled roofs but were not proprietary to the shingle manufacturer.

In the past several weeks, two more multi-residential projects in British Columbia have seen similar failures. The issue is widespread, affecting every pipe penetration across each complex. In every case, failure occurred 4 to 8 years after installation and impacts the exposed part of the flashing. At least 3 different manufacturers' products are involved.



Because the issue of disintegration appears to be endemic to this type of flashing, the RGC is placing a temporary ban on the use of these flashings, effective immediately for projects bid on or after October 29, 2024. The issue may lie with UV inhibitors or other modifiers in the compounds used to make these flashings, or it may be environmental, but until we understand the nature of the problem and have identified a way to correct it, the RGC will exclude any of these flashings from coverage under a RoofStar Guarantee.

There are other options available to our Member Contractors. Welded aluminum flashings purpose-made for pipe penetrations are a suitable option, provided they are manufactured with a squared base so that they can be flashed into the asphalt shingle system with a horseshoe-type membrane flashing (Article 12.3.2.1., "RGC Standard for Asphalt Shingle Roof Systems"). Where possible, settlement caps should be used to enclose the pipe penetration and prevent leaking between the penetration and its flashing. When use of a settlement cap is not possible (because of the length of the penetration), the RCABC Member Contractor must use an alternative method such as an EDPM wrap, described in the Waterproofing Roof Standards, Article 12.3.2.1.

Lead flashings may also be used but must be handled with appropriate PPE.

Below are photographs depicting the nature and severity of these failures.



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End of Bulletin