NEW BRUNSWICK RENOVATIONS

# Roofing

Roof replacement, asphalt shingles, metal roofing, ice damming prevention, ventilation, and NB snow load considerations

15 Expert Answers from Reno IQ

newbrunswickrenovations.com/construction-brain

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Q1

# How much does it cost to add a ridge vent during a roof replacement in NB?

**Adding a ridge vent during a roof replacement in New Brunswick typically costs $8-15 per linear foot installed, or $400-750 for a standard 50-foot ridge on most NB homes.** This is one of the most cost-effective upgrades you can make during roofing work, and the timing is perfect since the ridge cap shingles need to be replaced anyway.

### Ridge Vent Installation Details

The installation process involves cutting a 2-3 inch slot along the peak of your roof, installing the ridge vent material (typically a rolled or sectioned product with built-in baffles), and covering it with specially designed ridge cap shingles that allow airflow while keeping weather out. Quality ridge vents like GAF Cobra or Owens Corning VentSure cost $3-6 per linear foot for materials, with installation adding another $5-9 per linear foot depending on roof complexity and contractor rates.

For a typical NB home with a 40-60 foot ridge, you're looking at **$320-900 total** for ridge vent installation during roof replacement. This is dramatically cheaper than adding ridge vents to an existing roof, which would require removing and replacing ridge cap shingles and potentially cost $15-25 per linear foot. The timing of a roof replacement makes ridge vent installation a no-brainer upgrade.

### Critical Benefits for New Brunswick Homes

Ridge vents are particularly valuable in NB's climate because they provide continuous exhaust ventilation along the entire roof peak, working with soffit vents to create natural airflow that prevents ice damming and reduces attic moisture. **Proper attic ventilation can reduce ice dam formation by 60-80%** - a critical benefit given NB's heavy snow loads and freeze-thaw cycles. The investment pays for itself through reduced ice dam damage and lower cooling costs in summer.

Ridge vents also help manage the extreme humidity swings NB homes experience. In winter, they exhaust moisture-laden air that would otherwise condense in the attic and potentially cause mould or rot in roof decking. In summer, they remove superheated air that can drive cooling costs up and create uncomfortable upper floors.

### Installation Timing and Contractor Selection

Ridge vent installation must be done during the roofing process, not as an afterthought. The roof decking needs to be cut before new shingles go on, and the ridge vent must be integrated with the underlayment and ice-and-water shield. Any experienced NB roofing contractor should be familiar with ridge vent installation - it's standard practice on quality roof replacements.

**When to Hire a Professional**

Ridge vent installation is definitely professional-only work. It requires proper cutting of the roof decking, understanding of ventilation requirements, and integration with the roofing system. The fall risk alone makes this unsuitable for DIY. Get quotes from 3+ roofing contractors and ensure ridge vent installation is included in your roof replacement scope - it's much more expensive to add later.

Need help finding an experienced roofing contractor in your area? New Brunswick Renovations can connect you with local professionals who understand proper ventilation requirements for NB's challenging climate.

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Q2

## How much does a new roof cost in New Brunswick in 2026?

**A full roof replacement on a typical New Brunswick home costs $8,000-$18,000 for architectural asphalt shingles or $15,000-$35,000 for metal roofing in 2026, with the wide range reflecting roof size, pitch, complexity, and existing conditions.** Most NB homeowners with a standard 1,500-2,000 sq ft bungalow or two-storey will land in the $10,000-$14,000 range for a quality asphalt shingle job using 30-year architectural shingles.

The biggest driver of roofing cost in NB is the roof area, measured in roofing squares (one square equals 100 sq ft of roof surface). A 1,500 sq ft bungalow might have 1,800-2,200 sq ft of actual roof surface once you account for slope — that's 18-22 squares. Installed costs for architectural asphalt shingles run approximately **$4-$7 per sq ft** in NB, so that same bungalow runs $7,200-$15,400 depending on the contractor, the shingle brand, and the complexity of the roof. A steep or complex roof with multiple valleys, dormers, skylights, or chimney flashing adds significantly to labour time and therefore cost.

Decking condition matters enormously. If your existing plywood or OSB roof deck is sound, the cost stays in the standard range. But many NB homes — particularly those with roofs that were layered over without full tear-off, or older homes with original skip sheathing — need partial or full deck replacement when the shingles come off.

Replacing damaged decking adds $2-$4/sq ft for materials and labour, and on an older Fredericton or Saint John home, budget $1,000-$3,000 extra for decking contingency.

Ice-and-water shield membrane is not optional in NB — it's required by the National Building Code for the first two metres up from the eaves, and most quality contractors extend it further up the slope in regions with heavy ice damming. This waterproof membrane adds $0.50-$1.50/sq ft to the material cost but is genuinely essential for protecting NB eaves through 100+ freeze-thaw cycles annually. Cutting this step out is a red flag in any roofing quote.

Valley flashing, step flashing around chimneys and dormers, and drip edge at eaves and rakes should all be itemized in your quote. These aren't extras — they're fundamental to a watertight roof. Replacing all flashings during a re-roof is the right call; trying to save money by reusing old flashings usually results in a leak within 2-3 years.

Labour costs in NB are lower than in Toronto or Vancouver — you'll pay less here for the same job, roughly 10-20% below major urban markets. However, material costs are close to national average since building products are shipped into the province. Northern NB (Edmundston, Campbellton, Bathurst) may see slightly higher quotes due to travel costs for contractors based in the larger southern centres.

Timing affects pricing. Spring and early summer are peak season when roofing crews are busiest — demand is high after NB winters reveal their toll. If your roof can wait until September or October, some contractors offer off-peak pricing. That said, a failing roof should never wait for a better price.

Always get at least three written quotes that specify the shingle brand and weight, number of layers being stripped, decking inspection and replacement policy, ice-and-water shield coverage, flashing replacement, clean-up and disposal, and warranty terms. The cheapest quote that skips any of these line items is rarely the best value. And always confirm your roofing contractor carries WorkSafeNB coverage — a written clearance letter before they start work protects you from liability if someone is injured on your property.

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Q3

## What is the best roofing material for New Brunswick's harsh Maritime winters?

**For most New Brunswick homes, architectural asphalt shingles are the practical best choice, but standing seam metal roofing is the superior long-term performer in NB's Maritime climate if your budget allows.** The right answer depends on your budget, your roof's pitch and complexity, your proximity to the coast, and how long you plan to stay in the home.

Architectural asphalt shingles (also called laminate shingles) are what the vast majority of NB homes get reroofed with, and for good reason. A quality product from a manufacturer like IKO, GAF, or BP meets NB's building code snow load requirements, handles the province's 100+ annual freeze-thaw cycles reasonably well when properly installed, and costs $4-$7/sq ft installed. The 25-30 year warranty sounds good, but the honest reality is that in NB's climate — heavy snow, ice damming, UV summers, and Maritime salt air — you're realistically looking at 18-25 years of service life. Still a solid value when you factor in the lower upfront cost.

The key with asphalt in NB is the installation details that separate a 20-year roof from a 12-year disappointment. **Ice-and-water shield membrane** at the eaves and valleys is non-negotiable — it's your protection against the ice dams that form when attic heat melts snow that refreezes at the cold eaves. Proper attic ventilation (adequate soffit and ridge ventilation to keep the roof deck cold in winter) is equally critical and often overlooked. Without good ventilation, even the best shingles will fail prematurely from heat buildup in summer and ice damming in winter.

Standing seam metal roofing is the performance answer for NB's climate, and its advantages are particularly pronounced here. Metal's smooth surface sheds snow instead of holding it — dramatically reducing ice dam formation, reducing the structural load on your roof in heavy snow years, and eliminating the thermal cycling damage that cracks asphalt shingles over time. Standing seam metal runs $8-$14/sq ft installed and carries a legitimate 40-50+ year lifespan in NB conditions, often outlasting the building itself. For coastal NB homes along the Bay of Fundy or Northumberland Strait, Galvalume or properly coated steel handles salt air far better than asphalt. Metal is not maintenance-free — fasteners and sealants at penetrations need periodic inspection — but the overall maintenance burden is lower than asphalt.

Snap-lock metal panels are slightly more affordable than standing seam and work well on simpler roofs, but standing seam's fully concealed fasteners are the better choice for NB's coastal wind and rain exposure. Exposed fastener metal panels can leak at fastener points as washers age and freeze-thaw cycles work screws loose.

Cedar shakes and shingles have a long history in Maritime architecture and look beautiful, but they're a poor choice for NB today. They require more maintenance than either asphalt or metal, trap moisture in NB's humid summers, and present a fire risk that many insurers now charge premium rates for or refuse to cover. The heritage look can be replicated with modern fibre cement or steel roofing products designed to mimic cedar profiles.

For Fredericton and inland areas with heavy snow loads but less salt air exposure, the choice between quality asphalt and metal really comes down to budget and intended tenure in the home. **For coastal NB, particularly the Bay of Fundy corridor from Saint John to Alma and communities along the Northumberland Strait, metal roofing's corrosion resistance and snow-shedding characteristics make it worth the premium.** For Edmundston and Campbellton, where snowfall exceeds 300 cm annually, metal's ability to shed load without ice damming is a meaningful structural and maintenance benefit.

Whatever material you choose, the quality of the installation matters as much as the material itself. A mediocre installation of premium metal will underperform a well-installed quality asphalt job. Choose your contractor based on their installation experience with your chosen material, not just their price.

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Q4

## How long do asphalt shingles last in New Brunswick's climate?

**Asphalt shingles in New Brunswick realistically last 18-25 years, despite manufacturer warranties of 25-30 years — NB's climate is significantly harder on roofing materials than the controlled conditions those warranties are based on.** Well-maintained roofs with excellent ventilation and ice management on sheltered, inland properties can approach that 25-year mark, while coastal homes or roofs with poor attic ventilation often need replacement in the 15-20 year range.

The single biggest factor in shingle longevity in NB isn't the shingle itself — it's attic ventilation. When warm, humid air from your living space rises into a poorly ventilated attic, it condenses on the underside of the cold roof deck in winter. This moisture rots decking, corrodes fasteners, and degrades the shingle adhesive strips from below. In summer, an unventilated attic in an NB home can reach 70-80 degrees Celsius, which bakes shingles from above and accelerates granule loss — the rough surface coating that protects asphalt shingles from UV degradation. Without adequate soffit intake vents and ridge venting working together, a 30-year shingle warranty is meaningless in practice.

Freeze-thaw cycling is the other NB-specific killer. With 100+ freeze-thaw cycles per year, water that infiltrates under compromised shingles — especially at seams, valleys, and around penetrations — expands and contracts relentlessly. This is why ice-and-water shield membrane at the eaves isn't optional in NB. When ice dams form at the eaves, liquid water backs up under shingles and enters the roof structure unless that membrane barrier is in place. Ice damming is endemic in older NB homes with poor attic insulation, and it can devastate a roof in 5-7 years regardless of shingle quality.

Coastal NB adds salt air to the equation. Salt accelerates the oxidation of metal fasteners and flashing, and wind-driven salt-laden rain is extremely aggressive on any exterior cladding system including roofing. Bay of Fundy communities like Saint John, Fundy Bay, and along the Northumberland Strait should realistically plan for the lower end of that lifespan range — budget conservatively for replacement at 15-18 years on a coastal home.

Shingle weight and quality matter at the starting line. Standard 3-tab shingles — thinner and lighter than architectural shingles — have largely disappeared from NB new construction and re-roofing because they simply don't hold up. Architectural (laminate) shingles with a heavier mat and better granule embedment are the minimum acceptable product for NB conditions. Premium architectural shingles with enhanced algae resistance, Class 4 impact ratings, and enhanced wind ratings (Class H, rated to 130 km/h) cost more upfront but extend service life meaningfully in harsh Maritime conditions.

Proper installation extends lifespan significantly. Shingles nailed too high on the exposure (a common production-roofing shortcut) fail at the fasteners in high wind. Insufficient nailing — four nails per shingle instead of six in wind-

prone areas — is another shortcut that costs years off roof life. These are details worth asking your roofing contractor about explicitly.

To get the most out of your asphalt shingle roof in NB, have the attic ventilation assessed before the new roof goes on, ensure ice-and-water shield is installed at all eaves and valleys, clear heavy snow loads after major storms to reduce structural stress and ice dam formation, keep gutters clear in fall and early spring to allow snowmelt to drain freely, and have the roof inspected every 3-5 years so minor issues (cracked caulking at flashing, lifted shingles, granule loss in a valley) are caught before they become water damage inside the home. A well-cared-for asphalt roof in NB is a reasonable 20-25 year investment; a neglected one in a coastal location can be a 12-year disappointment.

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Q5

## Do I need a permit to replace my roof in Saint John NB?

**For a standard like-for-like shingle replacement in Saint John — stripping the old shingles and installing new ones on the same deck and the same roof structure — you generally do not need a building permit.** This is considered routine maintenance and falls outside the permit threshold in Saint John and across New Brunswick. However, there are specific situations where a permit is required, and getting this wrong carries real consequences.

The permit requirement kicks in when your roofing project involves structural changes. If you're adding a dormer, changing the roof pitch, adding structural ridge beams, replacing or reinforcing the roof framing, or making any modification to the structural system of the roof — that work requires a building permit from the City of Saint John's building inspection department. The roof replacement itself doesn't trigger it, but the structural work that may accompany it does.

Egress window installation in the roof slope (skylights or roof windows that create a fire egress from an upper floor or attic bedroom) also typically requires a permit because it involves cutting into a structural element and potentially

altering the habitable space classification of the attic. If you're adding a skylight as part of a re-roofing project, check with the City of Saint John's building inspection office before work starts.

Electrical work that runs with a roofing project — say, running conduit or wiring for rooftop solar panels, heat cables, or ventilation fans — requires TSANB involvement and the appropriate electrical permit. The roofing itself doesn't trigger it, but the electrical scope does.

Saint John is an interesting case because it has a significant inventory of older heritage homes and properties in heritage districts, particularly in the Uptown and surrounding areas. If your property is a designated heritage structure or is located within a heritage conservation district, any exterior modification — including roofing material changes — may require Heritage Board approval before work begins. Changing from cedar shakes to metal roofing on a heritage-listed Victorian in Uptown Saint John, for example, isn't purely a permit question — it's a heritage approval question. Contact the City of Saint John's heritage staff early if your property has any heritage designation.

Even when no permit is required for the roofing work itself, there are code requirements that still apply. The National Building Code of Canada, adopted in NB, specifies minimum underlayment requirements, ice-and-water shield placement, ventilation standards, and wind resistance ratings for roofing in different climate zones. These requirements apply whether or not you pulled a permit — and a roofing contractor who installs a job that doesn't meet these requirements is doing substandard work regardless of the paperwork.

From a practical homeowner perspective, the most important pre-start step in Saint John isn't the permit question — it's confirming your roofing contractor carries WorkSafeNB coverage and has appropriate liability insurance. Roofing is one of the highest-risk trades for worker injury. If an uninsured worker falls off your roof in Saint John, you may be personally liable. Ask for the WorkSafeNB clearance letter before anyone sets up a ladder on your property.

If you're unsure whether your specific project requires a permit, call the City of Saint John Building Inspection department directly — they're used to these questions and will give you a clear answer in minutes. Better a five-minute phone call than a stop-work order mid-project or a problem at resale when the buyer's lawyer asks for documentation.

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Q6

## How much does a metal roof cost compared to shingles in New Brunswick?

**In New Brunswick, metal roofing costs roughly two to three times more than asphalt shingles upfront — expect $8-$14/sq ft installed for standing seam metal versus $4-$7/sq ft installed for architectural asphalt shingles.** On a typical NB home with 2,000 sq ft of roof surface, that translates to a $16,000-$28,000 metal roof versus an $8,000-$14,000 shingle roof. The premium is real, but so is the lifespan difference.

Standing seam metal — the best performer for NB's climate — sits at the higher end of that range at $10-$14/sq ft installed. This system uses concealed fasteners with vertical seams that interlock along the length of the panel, which is critical for NB's coastal wind and rain exposure. No exposed fasteners means no fastener penetrations to develop leaks as washers age and freeze-thaw cycles work screws loose over the years. Snap-lock and exposed-fastener corrugated metal panels start at $8-$10/sq ft and are a reasonable mid-range option on simpler roof geometries, but standing seam is worth the extra cost on a complex roof or a coastal NB property.

Steel is the most common metal roofing material in NB, typically Galvalume-coated steel with a factory paint finish. Aluminum costs more (add 15-25%) and is lighter and more corrosion-resistant — worth considering for Bay of Fundy coastal homes where salt air is a persistent concern. Copper is occasionally used for accent features on heritage homes in Saint John or Fredericton but is rarely used for full roofs given the premium cost ($25-$40/sq ft installed).

The cost comparison changes significantly when you think in lifetime terms rather than upfront terms. A quality asphalt shingle job in NB realistically lasts 18-25 years before replacement is needed. A properly installed standing seam metal roof carries a 40-50+ year lifespan — often exceeding the useful life of the building. Over a 50-year horizon, that $28,000 metal roof replaces itself once, while the $14,000 shingle job gets replaced two to three times at increasing material and labour costs. When you factor in reduced maintenance, lower insurance premiums that many NB insurers now offer for metal roofs, and the snow-shedding characteristics that reduce structural snow load in heavy northern NB winters, the lifetime math often favours metal despite the upfront premium.

Removal and disposal of existing roofing adds cost to either project. A standard shingle tear-off and disposal runs $1-$2/sq ft in NB — roughly $2,000-$4,000 on a typical home. Metal roofing can sometimes be installed directly over existing shingles (with proper furring strips for ventilation and drainage) when the deck is sound, which can eliminate tear-off costs and adds insulation value. Ask your metal roofing contractor whether a direct-over installation is appropriate for your specific situation.

Metal roofing also performs differently in NB winters in ways that affect the total cost picture. Metal sheds snow naturally rather than accumulating load, which is meaningful in northern NB regions that see 300+ cm annually. It essentially eliminates ice damming when properly installed, saving on the interior water damage and ice dam

removal costs that plague shingle roofs in poorly ventilated NB homes. And metal's reflective surface reduces summer cooling loads, which while less critical in NB than in southern climates, is a real benefit.

Get quotes from contractors who specialize in metal roofing specifically — installation technique matters more with metal than with shingles, and a roofer primarily experienced with asphalt is not the right choice for a standing seam installation. Ask for references from metal roofing projects specifically, and check those references. For most NB homeowners planning to stay in their homes long-term, metal roofing is a serious conversation worth having with at least two or three experienced contractors.

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Q7

## Is a metal roof worth the extra cost in New Brunswick for snow and ice?

**For most New Brunswick homeowners planning to stay in their homes long-term, a metal roof is genuinely worth the premium — NB's climate is precisely the environment where metal roofing's advantages over asphalt shingles are most pronounced.** The snow-shedding, ice dam elimination, and extended lifespan benefits align almost perfectly with the challenges NB's Maritime winters throw at residential roofs. That said, the calculus depends on your specific situation, roof geometry, and how long you intend to be in the home.

The most compelling argument for metal in NB is ice dam prevention. Ice dams are one of the most destructive and expensive roofing problems in the province. When heat escapes from a poorly insulated or ventilated attic, it melts snow on the upper roof slope; that water flows down to the cold eaves, refreezes, and builds a dam that forces liquid water back under shingles into the wall and ceiling below. The water damage to insulation, drywall, and interior finishes is costly — interior repair from a serious ice dam event often runs $5,000-$15,000 or more. Metal roofing's smooth surface sheds snow before it can accumulate enough to create the melt-refreeze cycle, dramatically reducing ice dam formation even on roofs with imperfect attic conditions. This isn't a marginal benefit in NB — it's a meaningful structural and interior protection advantage.

Snow load is the second major argument. NB receives 200+ cm of snow annually province-wide, with northern regions topping 300+ cm. Wet maritime snow can be extremely heavy — a foot of wet NB spring snow can weigh 20-40 lbs per sq ft. Metal's sloped surface sheds this load naturally rather than holding it until you notice. For older NB homes with roof structures built to earlier code standards, reduced snow accumulation is a real structural benefit. Just be aware that the snow that sheds from metal roofs ends up at the base of the wall below — snow guards strategically placed along the eave protect people, cars, and landscaping from sudden snow release, and should be budgeted into any metal roof installation.

Freeze-thaw durability is where asphalt simply cannot compete. NB's 100+ annual freeze-thaw cycles crack asphalt's petroleum-based composition over time, work adhesive strips loose, and lift shingles at seams. Metal expands and contracts with temperature changes but does not degrade from those cycles the way asphalt does. A standing seam system with concealed fasteners and proper expansion allowance at the panel seams is engineered specifically to handle this kind of thermal cycling for decades.

**The cases where metal is less clearly worth it:** if you're selling the home within 5-7 years, you're unlikely to recoup the full premium in resale value — though a new metal roof is a strong selling point to informed buyers. Very complex roofs with many valleys, dormers, skylights, and penetrations are more expensive to detail properly in metal and may price the project beyond the point of reasonable return. And if your current shingle roof has 10-15 years of life left and your attic insulation and ventilation are properly addressing ice dam risk, the urgency is lower.

On balance, for a homeowner in Moncton, Saint John, Fredericton, or anywhere along the Fundy coast planning to stay in their home for 20+ years, the answer is yes — a metal roof delivers genuinely better performance in NB's specific climate conditions and costs less over a 40-50 year horizon than two or three asphalt replacement cycles. Get quotes from at least two metal roofing specialists, ask specifically about snow guard placement and the flashing details at penetrations, and confirm the installer has verifiable experience with the specific system they're proposing. The installation matters as much as the material.

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Q8

## What are the signs I need a new roof on my New Brunswick home?

**The most urgent signs you need a new roof on your NB home are visible daylight through the attic boards, active water staining on interior ceilings, sagging roof decking, or shingles that are curling, missing in multiple areas, or shedding granules heavily into your gutters.** Any of these conditions means you're past the repair-or-wait question — the roof needs immediate professional attention before the next NB winter adds structural stress on top of an already compromised system.

Start your assessment from the attic on a sunny day. Bring a flashlight and look up at the underside of the roof decking. Light coming through is an obvious sign, but also look for dark water staining on the wood, soft or spongy feeling when you press on the decking boards, and any mould growth on the structural members. NB's humidity swings — from very dry winter interiors to humid Maritime summers — create ideal conditions for mould once moisture infiltrates. A musty smell in the attic is worth investigating immediately. Also check that your soffit vents and ridge vent are clear and functioning; inadequate ventilation accelerates shingle deterioration from above and moisture damage from below simultaneously.

From the ground with binoculars, look at the shingles closely. **Curling shingles** — either cupping upward at the edges (moisture-driven) or clawing upward at the middle (adhesion failure) — indicate a roof approaching the end of its service life. Cupping is often caused by moisture differential between the top and bottom of the shingle;

clawing indicates the underlayment is failing or the shingles are shrinking with age. Either way, curled shingles cannot be repaired piecemeal — they're telling you the whole roof is aging out.

Granule loss is the other key indicator. Asphalt shingles have a protective mineral granule coating that protects the underlying asphalt from UV degradation. As shingles age, these granules loosen and wash into gutters. Check your gutters after rain — a thick layer of grit is a clear sign of advanced granule loss. Without granules, shingles degrade rapidly and lose their waterproofing integrity. Bare patches on shingles visible from the ground or during an attic inspection indicate spots where water infiltration is imminent or already occurring.

Mossand algae growth on NB roofs is extremely common given the province's moist Maritime climate. Black streaking (cyanobacteria) and green moss are both indicators of prolonged moisture retention on the roof surface. Moss in particular is damaging — its root systems work under shingle edges and lift them, accelerating deterioration. Moss and algae are treatable with zinc strips and proper cleaning if caught early, but a heavily infested roof may indicate that moisture has already penetrated the shingle mat itself.

Ice dam damage at the eaves is a classic NB problem. After a severe winter, inspect the eave area carefully — look for lifted shingles, missing flashing at the drip edge, and dark staining on the fascia boards or soffit below. Interior ceiling staining near exterior walls after a winter with significant freeze-thaw cycling is a strong indicator that ice damming has breached the roofing system. This doesn't automatically mean full replacement, but it does mean immediate professional inspection is warranted.

If your roof is 20+ years old and you're seeing two or more of these signs together — age, granule loss, some curling, light staining in the attic — the answer is almost certainly replacement rather than repair. Patching an aging NB roof buys a few more NB winters but not reliably, and emergency repairs in January are expensive and weather-constrained. A professional roofing inspection (many NB roofers offer free assessments) will give you a definitive assessment. Most reputable roofing contractors will be straightforward about whether the roof can be extended with repairs or whether replacement is the right call — the ones who always recommend full replacement regardless of condition are worth getting a second opinion on.

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Q9

## How much does it cost to repair a roof leak in Moncton NB?

**Roof leak repair in Moncton typically costs $300-$1,500 for straightforward flashing repairs or isolated shingle replacement, rising to $2,000-$5,000 or more when the leak has caused underlying deck damage or requires significant flashing work.** The wide range reflects the reality that the repair cost depends almost entirely on where the leak is coming from — and locating the true source is frequently the most technically challenging part of the job.

The most common sources of roof leaks in Moncton homes are flashing failures — the sheet metal seals around chimneys, skylights, plumbing vents, roof valleys, and the joints where a roof slope meets a wall. Flashing is the weak point in any roofing system, and in NB's climate, freeze-thaw cycles work metal flashing away from its sealed joints year after year. Resealing or replacing step flashing at a chimney or dormer typically costs $400-$900 in Moncton. Full chimney flashing replacement — removing old flashing, applying new base and counter flashing with proper mortar pockets and sealant — runs $800-$1,800 depending on chimney size and access.

A straightforward shingle repair — replacing a section of blown-off or cracked shingles over a sound deck — runs $250-$600 for most Moncton contractors. The catch is that a leak trace rarely tells you where the entry point actually is. Water infiltrates at one location, travels along the roof deck or rafters, and drips through at a completely different point. A dark stain on a bedroom ceiling in central Moncton doesn't mean the leak is directly above it — it might be entering two metres upslope and tracking down a rafter. Chasing a misdiagnosed leak is the most common reason repair costs escalate beyond the initial estimate.

Emergency roof repairs — when a storm has caused sudden damage and you're calling Moncton roofers in the middle of a wet NB fall — carry a significant premium. After-hours and emergency call-out fees typically add $150-$400 on top of the repair cost, and materials sourced same-day may cost more than standard supply-chain pricing. Temporary tarping by a contractor (to protect the interior while a permanent repair is scheduled) typically costs $200-$500 depending on roof size and access difficulty.

Deck damage changes the repair cost picture substantially. If a slow leak has been going on for one or more NB winters without being caught, the plywood or OSB roof deck in the affected area may be saturated, rotted, or delaminated. Replacing a 4x8 sheet of roof decking adds $300-$600 per sheet for materials, tear-off of overlying shingles, new sheathing, and resheathing — and if the rot has spread into the rafters or top plates below, you're moving from a roofing repair into structural repair territory with costs that can reach $3,000-$8,000 or more.

**NB's spring snowmelt season — April through June — is when most Moncton homeowners discover leaks that developed over the winter.** Ice damming at the eaves is the primary culprit: water backs up under shingles and finds its way through. These leaks often stop appearing once the ice dams are gone, which can create a false

sense that the problem resolved itself. It didn't. The path has been opened and it will return next winter, progressively worse. Have the roof inspected and the entry point properly sealed before fall.

Before hiring anyone for a roof repair in Moncton, confirm WorkSafeNB coverage — roofing injuries are serious and a clearance letter takes minutes to request. Get the repair scope and pricing in writing before work starts, even for a small job. And ask directly: is this repair a reasonable solution, or is the roof at the point where repair money would be better put toward replacement? A contractor who gives you an honest answer to that question — even when it means less immediate work for them — is one worth working with.

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Q10

# Can I install a new roof over existing shingles in New Brunswick?

**You can legally install a second layer of asphalt shingles over an existing layer in New Brunswick, but it is rarely the right choice for NB's climate** — and most experienced roofers here will recommend against it. While it saves a day of labour and disposal costs upfront, the hidden costs almost always outweigh that savings.

The core problem with a re-roof-over approach in New Brunswick is that it traps moisture underneath the new shingles. NB's Maritime climate already battles persistent humidity, and adding an impermeable layer over deteriorating felt paper and potentially saturated decking creates exactly the conditions where mould and rot thrive. The old shingles also create an uneven surface that shortens the life of the new shingles significantly — you might get 15 years out of a 30-year shingle installed over an old layer. You also lose the opportunity to inspect the roof decking for soft spots, rot, delaminating plywood, and the ice-and-water shield membrane that must run continuously along the eaves and valleys. That membrane is non-negotiable in NB, and it cannot be installed properly over existing shingles.

## Is a second layer ever acceptable in NB?

There are limited situations where a second layer might be considered — if the existing shingle layer is in genuinely good condition, the roof decking is completely sound, the attic has confirmed adequate ventilation, and the structure can handle the added weight (a second layer adds roughly 2.5 lbs per square foot, which matters on older NB homes). Most roofers will inspect the current layer and tell you honestly whether it qualifies. Many NB homes from the 1950s through 1980s already have a second layer on them, meaning a third layer is a code violation and you are legally required to strip to decking.

From a practical standpoint, the NB building code follows the National Building Code, and most municipalities here follow the shingle manufacturer's installation instructions — which for virtually every major manufacturer explicitly prohibit installation over more than one existing layer. If you file a roofing permit (not always required for re-shingling, but sometimes triggered by scope), the inspector may require a full tear-off.

For most NB homeowners, **a full tear-off and replacement is the better investment**. It lets the crew inspect and replace any rotten decking, install proper ice-and-water shield (which should run at least 900 mm up the slope from the eave — more in northern NB where ice damming is severe), replace all flashings, and ensure proper drip edge. On a typical NB home, the cost difference between a tear-off and a re-roof-over is $1,000–$3,000 in disposal and labour — modest compared to the risk of premature failure and moisture damage hidden under a second layer.

Roofing on anything higher than a single-storey is a professional-only task in NB due to fall hazards. A qualified roofer will be honest about whether your roof qualifies for an overlay — if they push hard for one without inspecting

the decking and attic ventilation, that is worth questioning. Get 3+ quotes and budget a **10-15% contingency** for decking replacement, which is common on older NB homes.

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Q11

## What is the best roof ventilation system for homes in New Brunswick?

**The most effective roof ventilation system for New Brunswick homes is a continuous soffit-to-ridge system — intake at the soffits, exhaust at the ridge — with a minimum net free ventilation area of 1:150 of the attic floor space.** This balanced approach is the gold standard in NB's climate and is what the National Building Code requires as a minimum.

NB's combination of heavy snowfall, dramatic ice damming risk, and wide humidity swings makes attic ventilation more critical here than in most of Canada. The principle is simple: cold outside air enters continuously through perforated or vented soffit panels, travels up the underside of the roof deck, and exits through a continuous ridge vent. This keeps the attic close to outside air temperature in winter, which is exactly what you want — a cold attic means snow sits on the roof rather than melting, refreezing at the eaves, and building into ice dams. In summer, that same airflow flushes heat that would otherwise bake into your attic and drive up cooling costs.

A **continuous ridge vent** paired with **continuous soffit vents** outperforms every other combination for NB homes. The ridge vent runs the entire length of the peak, providing consistent low-pressure exhaust along the full ridge rather than concentrated at a few roof caps. Baffles (also called rafter baffles or ventilation chutes) installed in every rafter bay between the soffit and the attic insulation are non-negotiable — without them, insulation blocks the airflow path and the system fails entirely. This is one of the most common ventilation failures found in older NB homes.

Power-assisted attic fans are popular but come with a caveat in NB: they can depressurize the attic and pull conditioned air from the living space if there is not enough passive intake area, or they can draw in cold winter air that creates condensation problems. If your soffit vents are inadequate, a power fan makes things worse, not better. Address the passive system first.

For homes where ridge ventilation is difficult — hip roofs, complex rooflines, or heavily shaded northern-slope situations — **off-ridge exhaust vents** placed high on the roof slope (within 450 mm of the ridge) can supplement a ridge vent system. Gable end vents can also play a role on straightforward gable-roof homes but should be treated as supplemental, not primary, ventilation. Turbine vents (whirlybirds) work in NB's windy climate but lose effectiveness on still winter days, and the seasonal freeze-thaw cycles can eventually cause bearings to seize.

**Minimum ventilation ratios matter.** For a 1,200 sq ft attic, you need at least 8 sq ft of net free ventilation area, split roughly 50/50 between intake and exhaust. Most NB roofers install soffits with 9–15 sq inch NFA per linear foot — confirm this when replacing soffits during a renovation.

During any roof replacement, have your contractor assess the existing ventilation system, inspect baffles in every rafter bay, check that insulation is not blocking soffit intake, and confirm the ridge vent is the correct type for your shingle system (some roofing manufacturers require specific ridge vent products to maintain their warranty). Proper ventilation is not just good building science in NB — it directly affects the lifespan of your new shingles and your ability to collect on a manufacturer warranty claim if ice damming causes damage.

Get 3+ quotes from experienced NB roofers and ask each one specifically how they plan to address your ventilation system — the answer tells you a lot about their technical knowledge.

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Q12

## How much does it cost to add attic insulation during a roof replacement in NB?

**Adding attic insulation during a roof replacement in New Brunswick typically costs $2,000–$6,000 for a standard home, depending on the method, the current insulation level, and the attic's accessibility.** Doing it at the same time as a roof replacement is genuinely smart timing — the attic is already being worked in, and you may catch ventilation issues that would otherwise go undetected for years.

The most common approach in NB is **blown-in cellulose or blown-in fibreglass**, which is installed from inside the attic after the roofing work is complete. Blown cellulose runs roughly $1.50–$2.50 per square foot installed for top-up applications. A full re-insulation of a 1,000 sq ft attic to NB Energy Efficiency's recommended level of R-50 to R-60 costs $3,000–$5,000 for blown cellulose. Blown fibreglass costs slightly more — typically $2.00–$3.50 per square foot — but settles less over time. For a typical NB home with a 1,200–1,500 sq ft attic, expect to budget $3,500–$6,000 for a full re-insulation if starting from minimal existing insulation.

The NB building code requires attics to meet a minimum insulation level, but the NB Department of Natural Resources and Energy Development's energy efficiency program recommends going beyond code minimum — R-50 to R-60 in attics is the practical target for a well-performing NB home. Anything below R-30 in an NB attic means significant heat loss through your roof assembly, which translates directly to higher heating bills all winter. Given NB's long heating season, upgrading from R-20 to R-50 in an attic typically pays back in 5–8 years through reduced heating costs.

**One critical detail specific to NB**: the rafter baffles (ventilation chutes) must be installed in every rafter bay before blown insulation is added, maintaining a clear airflow path from the soffit to the ridge. If baffles are missing or damaged, blown insulation migrates over the soffit and blocks airflow, leading to ice damming and attic condensation — exactly the problems you are trying to prevent. Your roofer and insulation contractor need to coordinate on this. Some NB roofers include baffle installation in their scope; others do not. Confirm this in writing before work begins.

If your home was built before 1980 and has not been re-insulated, there is a meaningful chance the existing attic insulation contains vermiculite (which may contain asbestos) or older rock wool products. Before any disturbance, have the existing insulation tested if its origin is uncertain. Asbestos abatement changes the cost picture significantly — professional abatement and disposal before new insulation is installed can add $2,000–$8,000 depending on the volume involved.

For new builds and major roof replacements, this is also an opportunity to air-seal attic penetrations — around pot lights, plumbing vents, ceiling electrical boxes, and the attic hatch — before blowing in insulation. Air sealing is often more impactful than the insulation itself in NB's climate, because cold humid air infiltrating through gaps carries far more heat loss than conduction through the insulation. A well-air-sealed and properly insulated NB attic dramatically reduces ice damming risk and heating bills simultaneously.

Budget 10–15% contingency on top of your insulation quote, particularly in older homes where unexpected findings — old batt insulation removal, structural issues, pest damage — can add cost. For detailed guidance on the insulation side of this project, New Brunswick Electrical at newbrunswickelectrical.com covers attic air sealing around electrical penetrations. Always get 3+ quotes from insulation contractors and ask each one specifically about baffles, air sealing, and existing insulation assessment.

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Q13

## What ice dam prevention options are best for New Brunswick roofs?

**The most effective ice dam prevention strategy for NB homes combines proper attic insulation, continuous soffit-to-ridge ventilation, and ice-and-water shield membrane at the eaves — these three work together and must all be in place for reliable protection.** Addressing only one without the others leaves you with a partial solution that will eventually fail.

Ice dams form because warm air escapes from the living space into the attic, heats the underside of the roof deck, and melts snow on the roof. That meltwater runs down the slope until it reaches the cold overhang above the eaves, where it refreezes and builds into a dam. Water then backs up behind the dam, forces under shingles, and infiltrates the roof assembly. In NB's climate — particularly along the Bay of Fundy coast, in the Saint John River valley, and in southern Fredericton and Moncton — this cycle repeats dozens of times each winter.

**Attic insulation and air sealing** are the root-cause fix. A cold attic (meaning an attic that stays close to outdoor air temperature) cannot melt roof snow. Upgrading to R-50 to R-60 attic insulation combined with thorough air sealing at all penetrations — pot lights, plumbing vents, electrical chases, attic hatches — eliminates most of the heat that drives ice dam formation. This work happens inside the attic and does not require a roofing project, though coordinating with a roof replacement makes practical sense.

**Continuous soffit-to-ridge ventilation** keeps the underside of the roof deck cold and uniform in temperature. Without it, even well-insulated attics develop warm spots over ceiling light fixtures, bathroom exhaust fans venting into the attic, or inadequately baffled rafter bays. Every rafter bay needs a baffle to channel cold air from the soffit intake to the ridge exhaust — missing baffles are the single most common ventilation deficiency found during NB roofing inspections.

**Ice-and-water shield membrane** is the last line of defence when the first two measures are not enough or when a home has roof geometry that inherently traps ice — complex valleys, low slopes, or dormers. The NB building code requires ice-and-water shield to run from the eave a minimum distance up the slope (typically 900 mm past the exterior wall line), but in northern NB — Edmundston, Campbellton, Bathurst — experienced roofers often run it 1.5 to 2 metres up the slope given the heavier snowfall. Valleys should have a full run of membrane regardless of slope. This membrane is self-adhesive and waterproof; if water backs up behind an ice dam, the membrane prevents it from entering the attic.

Beyond these fundamentals, **electric heat cables** along the eaves are a popular supplemental option in NB, particularly on existing homes where full attic upgrades are not immediately feasible. They are not a substitute for proper insulation and ventilation, but they can prevent dam formation on the most vulnerable eave sections. Self-regulating heat cables are preferred over the fixed-resistance type because they consume power only when

conditions require it and are less prone to overheating. Installation on a typical NB home runs $500–$1,500 depending on eave length.

Some NB homeowners resort to roof raking — pulling snow off the eaves with an extendable rake — as a seasonal management measure. It works, but it is labour-intensive and risks damaging shingles if done incorrectly. It is a symptom treatment, not a solution.

If your NB home has recurring ice dam problems — interior water staining on upper walls or ceilings near the eaves is the telltale sign — the right approach is a building envelope assessment before spending on band-aid fixes. A professional can confirm whether the issue is insulation, ventilation, or roof geometry, and give you a scope of work that actually solves the problem. Get 3+ quotes and ask each contractor specifically about their approach to attic ventilation and membrane installation — the answers will tell you whether they understand NB's climate demands.

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Q14

## How long does it take to replace a roof in Fredericton New Brunswick?

**A standard residential roof replacement in Fredericton takes 1 to 3 days for most homes, with the crew completing a typical 1,500–2,000 sq ft roof in a single day under good conditions.** Complex roofs with multiple valleys, dormers, skylights, steep pitches, or significant decking repairs will extend that timeline.

Fredericton's roofing season runs from mid-May through October, with September and early October being the best combination of weather reliability and installer availability. Asphalt shingles have a minimum installation temperature — most manufacturers specify at least 4 degrees Celsius, with optimal adhesion above 10 degrees. In Fredericton, cold spring nights can cause shingles to become brittle and resist proper sealing, which is why reputable roofers here start booking the summer season in March and April and are often booked 6–8 weeks out by July.

Here is what the typical timeline actually looks like: Day 1, the crew arrives early, stages materials and equipment, tears off the old shingle layer (or layers), inspects and repairs the roof decking, installs drip edge along the eaves and rakes, runs ice-and-water shield membrane along the eaves and in all valleys, installs synthetic underlayment over the remaining field, and begins shingling. On a straightforward gable roof with a 6:12 or gentler pitch, a crew of 3–4 experienced roofers completes this in a single day. Day 2, if needed, finishes the shingling, installs ridge cap, completes flashings around chimneys, vents, and skylights, and does a thorough cleanup — magnet sweep included.

**What extends the timeline** is decking repair. In Fredericton's older housing stock — homes built in the 1950s through 1970s are common throughout the Douglas, Skyline, and Forest Hill areas — you often find that some of the original 1x6 or 1x8 board sheathing has rotted where ice damming has been occurring for years, or plywood decking has delaminated. Replacing damaged decking adds time and cost. Your roofing contractor should walk you through their decking replacement pricing before work begins — typically $2–$4 per square foot for OSB or plywood replacement on existing framing — and you should budget a 10–15% contingency for this.

Chimney flashings are another Fredericton-specific note. The city has a high proportion of homes with brick chimneys, and properly counterflashing a brick chimney is time-consuming work done right. Step flashing and counterflashing need to be carefully integrated with the new shingle field. Contractors who rush chimneys create the most common source of post-roofing leaks.

**Weather delays are real** in Fredericton, particularly in spring and early fall. A crew will not install shingles in rain — adhesive strips will not seal properly, and wet decking should not be covered. Most contractors schedule with a buffer day and communicate delays promptly. If your roof is mid-project and rain is forecast, they will at minimum install underlayment as temporary weather protection.

For permit considerations: a straight re-shingling project in Fredericton typically does not require a permit if you are replacing like-for-like without structural changes. If decking is being replaced extensively or ventilation changes are being made, your contractor can confirm with the City of Fredericton building inspection department. Structural roofing changes always require a permit.

From call to completion — including scheduling, material delivery, installation, and cleanup — plan for 4 to 8 weeks total lead time during the busy summer season in Fredericton. Get 3+ quotes and ask each contractor specifically about their crew size, daily output, and decking repair pricing so you can compare apples to apples.

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Q15

## What warranty should I expect on a new roof in New Brunswick?

**A new asphalt shingle roof in New Brunswick should come with two separate warranties: a manufacturer's material warranty of 25 to 50 years (depending on the shingle line) and a contractor's workmanship warranty of at least 5 years — with reputable NB roofers often offering 10 years on their labour.** Understanding the difference between these two warranties, and the conditions that can void each, is essential before you sign any contract.

The manufacturer's shingle warranty covers defects in the shingle product itself — delamination, granule loss beyond normal wear, cracking from manufacturing defects. The 25-year warranty is the entry-level on architectural (dimensional) shingles; impact-resistant and premium product lines carry 30, 40, or 50-year warranties. Here is the critical catch: these warranties are heavily prorated after the first 10–15 years, meaning the replacement value you would receive on a claim in year 20 is a fraction of the original cost. Read the fine print before choosing a shingle based on warranty length alone.

**Manufacturer warranties are also voided by installation errors,** and this is where NB homeowners need to pay attention. Common voiding conditions include: installing over more than one existing shingle layer, improper nail placement or inadequate fastener count, inadequate attic ventilation (below the 1:150 ratio the manufacturer specifies), and failure to use compatible accessories — underlayment, ice-and-water shield, ridge cap — from the same manufacturer's system. Owens Corning, GAF, IKO, and BP all have preferred contractor programs that allow installers to offer enhanced warranty coverage (often called TotalProtection, System Plus, or similar) only when the full system is installed correctly. These enhanced warranties extend to 25+ years non-prorated coverage and are significantly more valuable than the base warranty.

The **workmanship warranty** from your contractor is in many ways more practically important than the manufacturer's warranty, because most post-installation problems — leaks at flashings, improper ice-and-water shield placement, ridge vent issues — are installation errors, not material defects. A 2-year workmanship warranty is the minimum you should accept; 5 years is standard for reputable NB roofers; 10 years signals a contractor who stands behind their work. Ask explicitly what the warranty covers and how warranty claims are handled — some contractors have gone out of business by the time you need them, so longevity and reputation in the local NB market matters alongside the warranty term.

NB's climate creates specific warranty considerations. Ice damming damage is often a point of contention — manufacturers may claim the damage resulted from ventilation inadequacy (your problem) rather than a shingle defect. Having documentation of your attic ventilation — photos taken during installation, the contractor's ventilation assessment — protects you in any warranty dispute. Similarly, hail damage in NB (the province sees periodic severe weather events, particularly in the greater Moncton and Fredericton areas) is a manufacturer warranty exclusion unless you purchased an impact-resistant Class 4 shingle product.

**What to get in writing before the job starts:** the specific shingle product, line, and warranty term; the manufacturer's warranty registration process (most require online registration within 30–60 days of installation — your contractor should handle this or confirm you do it); the contractor's workmanship warranty term and what it covers; the process for warranty claims including who to contact and expected response time.

Metal roofing — which is increasingly popular in NB given its superior performance through freeze-thaw cycles — carries substantially different warranty terms. Standing seam metal roofs typically carry 30–50 year paint warranties from the steel manufacturer and 10–25 year contractor workmanship warranties, reflecting the longer product lifespan. The upfront cost of $15,000–$35,000 for metal versus $8,000–$18,000 for asphalt on a typical NB home makes the per-year cost more comparable than the sticker price suggests.

Always confirm your roofing contractor carries liability insurance and WorkSafeNB coverage before signing anything — these protect you from liability during the job, independent of any post-completion warranty consideration. Get 3+ quotes, compare warranty terms as carefully as pricing, and do not hesitate to ask prospective roofers for references from jobs they completed 5+ years ago.

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