CALGARY ROOF REPAIRS

Flashing, Skylights & Chimneys

Step and chimney flashing, skylight leaks, plumbing vent boots and every place water gets past the shingles

4 Expert Answers from Roof IQ

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Q1

Does a satellite dish mount on my Calgary roof cause leaks?

Satellite dish mounts are one of the more common hidden sources of roof leaks in Calgary, and the reason is straightforward: every bolt or lag screw driven through the shingles and decking creates a penetration that needs a proper seal to stay watertight.

Why Calgary's Climate Makes This Worse

A mount installed with no flashing or sealant is a problem anywhere, but Calgary's roughly 128 freeze-thaw cycles a year turn a small gap into a bigger one fast. Water seeps under the shingle around the fastener, freezes, expands, and lifts the shingle slightly. Repeat that over a few winters and you have a reliable leak path. Chinook days add to the stress: a roof can go from frozen to warm and back within 24 hours, and sealant that was not rated for that kind of movement cracks early.

The dish itself is rarely the issue. The mount is. Installers who are not roofing tradespeople often drive lag screws into the decking without counter-flashing, without roofing-grade sealant, and without thinking about where the water goes when it runs down the mast.

Check the attic first. Before you go near the roof, look up at the decking from inside the attic with a flashlight. Water stains, dark rings, soft spots or frost around a cluster of fasteners tell you a leak is already happening or has happened. This is the safest way to assess the situation without walking the roof.

From the ground or with binoculars, look at the mount base. Lifted shingles around the fasteners, cracked or missing sealant, rust streaks running down the shingle surface, or granule loss in a ring around the base are all warning signs.

What a proper mount installation looks like. The fasteners should go into a rafter or solid blocking, not just the decking. Each penetration should be counter-flashed with a purpose-made pipe or post flashing, bedded in roofing-grade sealant, and the shingles should lap over the uphill side of the flashing. A bead of sealant alone, without flashing, is a temporary fix at best.

If the dish is no longer in use, the right move is to remove the mount entirely, fill the holes with an appropriate fastener plug or backing block, apply roofing-grade sealant, and slip a matching shingle patch over the area. A roofer can do this as a small repair, typically in the $300 to $600 range depending on how many penetrations there are and whether any decking has softened.

If the mount is staying, a roofer can retrofit proper flashing around the existing fasteners. That is usually a straightforward repair unless the decking underneath has already rotted, in which case the affected sheets need to

come out, costing roughly $65 to $130 per sheet plus labour.

No City of Calgary building permit is needed for this kind of repair: replacing or resealing roofing materials around an existing penetration is maintenance, not a structural change or a material switch.

Do not walk the roof yourself to investigate, especially on a steep pitch or in wet or icy conditions. Alberta's OHS rules require fall protection for anyone working at 3 metres or more above the level below.

Q2

What is kickout flashing and why does Calgary siding need it?

Kickout flashing is a small L-shaped or angled piece of metal installed where a sloped roof meets a vertical wall, specifically at the lower end of a step-flashing run where the roof edge terminates into siding. Its job is to redirect water that runs down the roof slope away from the wall and into the eavestrough, rather than letting it travel behind the siding. Without it, every rainstorm sends a sheet of water straight into the gap between the bottom course of step flashing and the siding, where it soaks the wall sheathing, the framing and eventually the interior.

Why Calgary's climate makes this especially important

Calgary's roughly 128 freeze-thaw cycles a year turn a small moisture intrusion into a serious one fast. Water that seeps behind siding in the afternoon freezes overnight, expanding and forcing the gap wider. Over a few seasons, the sheathing rots, the framing softens and mould follows. Chinooks accelerate the cycle: a warm wind melts snow on the roof in hours, sending a heavy flow of water down the slope right at that vulnerable termination point. Hail can also dent or displace the bottom course of step flashing, which makes a missing kickout flashing even more damaging because the path for water to enter the wall is wider.

The damage is insidious because it hides behind the siding for years. By the time a stain appears on an interior wall or a homeowner notices soft drywall near a window below a roof-wall junction, the repair bill often runs well beyond the flashing itself. Water intrusion behind siding at a roof termination is one of the more common causes of rot damage found during a full roof replacement in Calgary.

A kickout flashing costs almost nothing to install during a re-roof and a great deal to omit. Roofers should install one at every location where a sloped roof meets a wall and the roof edge runs into an eavestrough or simply terminates. If a quote does not mention kickout flashing at those locations, ask about it specifically before signing.

When you are getting quotes for a roof replacement or a repair involving step flashing, confirm the following in writing: that kickout flashing will be installed at every roof-wall termination, what material it is made from (aluminium

or galvanised steel are common; avoid thin plastic in Calgary's temperature swings), and whether the siding will be carefully lifted and re-sealed around it rather than just caulked over. Caulk alone is not a substitute for properly integrated flashing; it cracks in cold weather and fails within a few years.

This is also worth checking on an older Calgary home where the original roofer may have simply bent the last piece of step flashing outward rather than installing a purpose-made kickout. That improvised approach rarely sheds water cleanly. If you are having siding replaced at the same time as a re-roof, the two trades need to coordinate the flashing sequence, because the kickout has to be integrated with both the roofing underlayment and the siding's weather-resistive barrier.

No building permit is needed from the City of Calgary for like-for-like re-roofing with no structural change, so adding or replacing kickout flashing as part of a shingle replacement does not trigger a permit on its own. If the wall sheathing behind the siding turns out to be rotted and needs structural repair, that is a different conversation.

Q3

Does a bigger skylight need a City of Calgary permit?

Yes, a larger skylight requires both a development permit and a building permit from the City of Calgary. That applies whether you are going bigger or smaller; any size change triggers the dual-permit requirement. Replacing a skylight with one of the exact same size does not need a permit.

Why the Size Change Matters

A skylight opening is a structural modification. Cutting a bigger hole in the roof deck means altering the rafters or trusses around it, which is structural work. That takes the project outside the re-roofing exemption under Alberta's Permit Regulation, which only covers work done for appearance or maintenance using a similar type of material with no structural change. Once you are cutting into the structure, the City needs to review the plans.

The development permit addresses land-use and design considerations (how the skylight affects the building's appearance and massing). The building permit covers the structural and weatherproofing work itself, and a Safety Codes Officer will inspect it. You apply for both through the City of Calgary.

If there is any structural damage around the existing opening, the City's guidance is to bring in a structural engineer before the work begins, regardless of whether the skylight size is changing.

A few practical points worth knowing before you start:

- Get the permits pulled before any work begins, not after. Unpermitted structural alterations can complicate a future sale or an insurance claim.
- The contractor should be the one to arrange the permits, but confirm this in writing in the contract before signing. The contract should also state who pays the permit fees.
- A Calgary residential alteration permit runs roughly $206 in 2026 (a processing fee, a base fee, and a Safety Codes Council levy). A development permit fee varies by project; confirm the current amount with the City directly.
- The roofing work around the new opening, including the flashing and the eave protection (ice-and-water shield) where required by the National Building Code, needs to be done to code. Calgary's freeze-thaw cycle and roughly 128 temperature swings a year make proper flashing around a skylight especially important; a poorly flashed skylight is one of the more common sources of interior water damage here.

On the re-roofing side: if a roofer is replacing the shingles around an existing same-size skylight at the same time, that portion of the work does not need a permit on its own. The permit requirement is triggered by the skylight size change, not by the shingle work.
Check with the City of Calgary's permit office to confirm current fees and application requirements before your contractor starts, since details can shift between fee schedule updates.

Q4

Should skylights be replaced when my Calgary roof is replaced?

Skylights don't have to be replaced at the same time as your roof, but it's often the smartest moment to do it, and the decision hinges on the skylight's age, condition and how it's flashed into the new roofing.

Should You Replace the Skylight Now?

A roofing crew will remove and reinstall the flashing around every skylight on the roof regardless. That labour is already priced into the job. If the skylight itself is more than 15 to 20 years old, the seals between the panes are likely failing or close to it, and the frame may be warped or cracked from Calgary's roughly 128 freeze-thaw cycles a year. Replacing the unit now costs far less than pulling up new shingles in two or three years to swap it out then, because you'd be paying for a second round of flashing work and a patch on a brand-new roof.

If the skylight is relatively new, the glazing is clear and the frame is solid, a good roofer can reflash it properly into the new roof and leave it in place. Ask the roofer to inspect the frame, the curb (the raised frame it sits on) and the existing flashing during the quote visit, not after they've started tearing off.

Flashing is the critical detail. Most skylight leaks in Calgary aren't caused by the skylight itself; they're caused by failed step flashing, a cracked curb or ice damming that forces water under the flashing in winter. When new shingles go on, the roofer should install new step and counter-flashing around the skylight, and the ice-and-water shield should run up and around the curb. The National Building Code (2023 Alberta Edition) requires eave protection extending at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall on Calgary roofs; that same self-sealing membrane should wrap the skylight curb as well.

On the permit question: the City of Calgary's guidance says replacing or repairing roofing materials doesn't need a permit. Replacing a skylight with one of the same size also doesn't need a permit. Installing a larger or smaller skylight does require both a development permit and a building permit from the City of Calgary, so if you're thinking about upsizing, sort that out before the roofers arrive.

Costs to factor in: a standard skylight replacement, including the unit and new flashing, typically runs $800 to $2,500 depending on size and type, and that price drops meaningfully when it's bundled into a full re-roof because the crew is already set up on the roof. A fresh flashing-only job on an existing skylight might run $300 to $700 on its own.

A few things worth asking any roofer who quotes this job: Will you inspect the curb and frame before deciding whether to reflash or replace? What brand and type of flashing kit are you using? Is the skylight replacement itemised separately so I can see exactly what I'm paying for it? And will the new installation include ice-and-water

shield around the curb?

If your roof is also hail-damaged and you're going through insurance, mention the skylight to your adjuster. Hail can crack or pit skylight glazing, and if it's damaged it may be part of the claim scope.

Ask every roofer who quotes your re-roof to price the skylights both ways, reused and replaced.

Disclaimer: This guide is provided for informational purposes only by Calgary Roof Repairs. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority (the City of Calgary or your own municipality) before starting any roofing project. Information is current as of November 1, 2026 and may change. Visit **calgaryroofrepairs.com** for the latest answers.