

Peterborough Standard Condominium Corporation No. 75

Roofing Information & Shingle Standard

Updated – July 2026

Shingle Standard

During the 2023 roof replacement project for Units 21–25, owners obtained quotations from multiple roofing contractors representing several shingle manufacturers.

The owners selected:

- IKO Dynasty architectural shingles
- Colour: Driftshake
- Lifetime Limited Warranty
- 130 mph wind rating

This product and colour have been adopted as the Corporation's roofing standard to help maintain a consistent appearance throughout the condominium.

Owner Responsibility

Under the Corporation's Declaration, the maintenance, repair and replacement of roofs are the responsibility of the individual owners.

Where roof replacement is required due to normal aging or deterioration, owners are responsible for arranging and paying for the work.

Roof Configuration

The condominium buildings do not all have the same roof configuration.

One building has five separate roof sections, the other four buildings have a different configuration: the two end units have separate roof sections, while the three interior units share a connected roof section.

Because the roof configurations vary by building, each pod should be assessed individually before any roof replacement project is planned.

Spring 2026 Roof Observations

During the spring of 2026, two independent roofing contractors visited the property and provided general observations regarding the condition of the roofs.

Units 21–25

- Roofs were replaced in 2023.
- The roofs remain in good condition.
- No replacement planning is recommended at this time.

Units 1–5

Both contractors independently advised that these roofs are approaching the end of their useful service life.

General observations included:

- adhesive strips have significantly deteriorated;
- shingles are becoming increasingly susceptible to lifting;
- deterioration is evident in the roof valleys; and
- owners should begin planning and budgeting for roof replacement.

Following the 2026 Annual General Meeting, the Board issued a courtesy notice to the owners of Units 1–5 to assist with advance planning.

Units 6–10, 11–15 and 16–20

Based on the general observations made during the 2026 site visits, no recommendation was made that these roofs require replacement at this time.

Owners remain responsible for periodically inspecting and maintaining their roofs and are encouraged to obtain professional advice if concerns arise.

Roof Repairs

Repairs resulting from isolated damage, such as fallen tree limbs or other accidental events, may often be completed on an individual unit without affecting neighbouring roofs.

Where a roof has reached the end of its useful service life due to age or deterioration, owners should obtain professional advice.

Selecting a Roofing Contractor

Owners are free to select the qualified roofing contractor of their choice.

Owners are encouraged to obtain multiple quotations and select the contractor that best meets their needs.

Contractors performing work within the condominium are expected to maintain appropriate liability Insurance and WSIB coverage, where applicable, and comply with all applicable legal requirements, including obtaining any licences or permits required by law.

Roofing Standard

To maintain a consistent appearance throughout the condominium, replacement roofs should use:

IKO Dynasty Architectural Shingles

Colour: Driftshake

or a comparable product approved by the Board should the specified product become unavailable.

Coordination

Owners are requested to notify the Condo Management Company before commencing roof replacement work so that any necessary site coordination can be arranged.