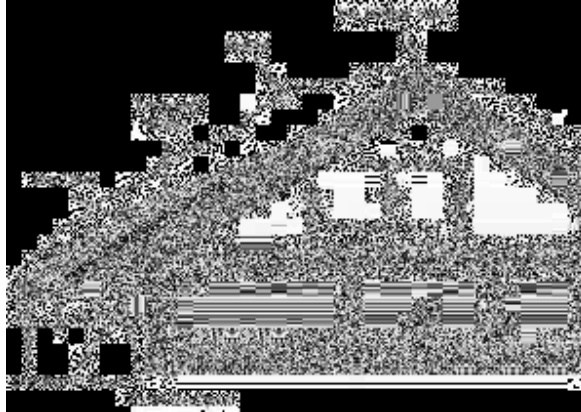


ICE DAMS

Ice damming is a major source of water damage to many homes....



Ice damming occurs when ice and snow laying on a rooftop melts due to warm inside temperatures. The melted snow flows to the eaves where it freezes again causing an ice dam. Snow continues to melt but the liquid can not drain because it gets caught in back of the ice dam. Water can work its way under the roof covering and infiltrate into the eave areas. Water can also find its way behind the exterior siding which will cause wood rot and mold growth inside the walls. Wood rot damage caused by ice dams can be extensive.

Usually damage is localized at some of the eave areas and can sometimes be viewed during an inspection of the attic space. Ice dams most often occur on lower sloped roofs, or roof surfaces that have multiple transitions from high to lower slopes. Ice damming causes damage to the eaves because it is here that the water refreezes and causes the dam.

- **What Can I Do To Prevent Ice Dams?**

- **The best prevention of ice dams is a well-ventilated roof, also known as a cool roof. Make sure your attic area has sufficient air exhaust outlets (gable vents, ridge vents and free air vents) and that the airflow is distributed throughout the attic space. Peak mounted ridge vents such as Shingle Vent II maximize airflow in attic areas.**
- **Make sure your attic area has adequate insulation and that it does not cover your soffit air in-take vents. Add soffit vents if your home currently does not have any.**
- **Additional protection can be provided with the installation of impermeable membranes such as the Grace Ice & Water Shield. The membranes are installed on top of the decking and under the roofing material. Typical locations for application are at the eaves of the home, around dormers and in the valley areas. Membranes will help prevent water from entering the home unless it dams higher than the protection itself.**
- **Electric heat tapes can be installed in the gutter system or in extreme cases, can be installed on the lower sections of the roof to melt the ice before dams are formed.**
- **Homes and buildings with cathedral or open ceilings may want to consider installing ceiling fans near the peak of the ceiling to help push the warmer air away from these areas.**

Ice damming can be corrected, the preferred method is to add insulation and increase ventilation. More than one

method may be needed to correct the condition in severe ice dam cases.