

Ice Dam Prevention

October 2017

Risk Alert

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An ice dam is a condition that develops when the warm air in a building melts the snow that is against a roof, leaving a pile of snow above the melt. The melted snow trickles into gutters and then refreezes. This prevents the gutters and downspouts from draining water off the roof and away from the structure. Gutters full of frozen water cannot function properly, and pose a significant risk of damage to a structure.

Prior to the winter months, several things can be done to prevent and reduce the severity of ice damming issues:

1. Installing heat trace tape along eaves, in gutters, and downspouts will help melt a channel for the water to drain properly. Make sure when installing or hiring a contractor to research products and follow manufacturer's installation guidelines.
2. Add insulation to the attic space to keep inside heat from escaping into the attic and melting snow.
3. Keep any attic hatch or direct opening to attic space or drop ceiling closed off so that heat from the building does not escape into the attic or ceiling.
4. Add ventilation and make sure existing ventilation is clear of any blockage. Utilize baffles at eaves in attics for air flow to occur from soffit vents.
5. Make sure exhaust ducts are properly sealed and ducted to the outside.
6. If re-roofing any buildings, make sure your contractor uses an ice/water shield product.

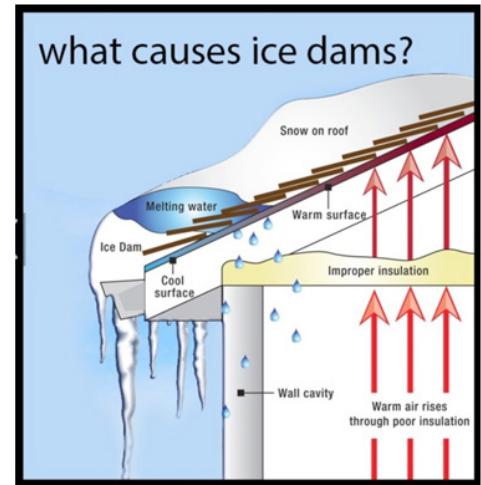


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