

Commercial Ice Dam Guidance **For Steep-Sloped Roofs**

The Risk

While ice dams may form on low-sloped roofs, businesses occupying buildings with steep-sloped roofs may be more likely to encounter them.

Melting snow runs down to the roof edge which remains cold

COR

Warm air in the attic heats up the roof.

Water backs up under the shingles resulting in leaks into the attic.

Warm air from the inside gets into the attic through gaps in and around lighting fixtures, fans, etc.

Preventing Damage

VENTILATE. INSULATE. SEAL.

Seal 24 in. from the exterior wall between roof covering and the attic to prevent leakage.

ENT

Make sure vents are open and clear of snow to allow warmer air to escape.

Keep the roof cool by allowing air to circulate freely. Add insulation in attic, particularly around lights, HVAC ductwork and other openings between the inside and the attic.

VENT

Seal lights, HVAC ductwork and other openings to prevent warm air from entering the attic.

Removing Ice Dams

Hire a professional when removing ice dams.

Remove the snow with a snow rake, from the ground. No snow, no ice dam.

> Use rake with wheels to prevent damage to roof cover.

Hire a professional to make vertical channels through the ice dam to allow water to drain off.

Channels can be created using de-icing chemicals. However, use caution as chemicals can cause discoloration or damage to roof covering

Use professionally installed, high-quality self-regulating heating cables on eaves, gutters, downspouts, or around roof drains.

Make sure the



Check references and licenses when hiring a reputable professional contactor.

heating cables are UL Listed, FM Approved, or CSA Certified.

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