From: noreply@formstack.com
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Subject: Code Comments, Proposals and Advice
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Indiana Code You Are Commenting On:	R905.1.2, R905.1.3, and Table 301.2(1)

To whom it may concern,

My name is Craig Stevens COO of ARAC Roof It Forward. I am responding with my concerns to the current building code which relates to ice and water protection on residential and commercial properties in the state of Indiana.

ARAC Roof It Forward re-roofs approximately 250 - 500 properties every year from Hamilton County south to Johnson County. On most of the roofs we complete we are witnessing existing damage on the eaves of the properties where the roof decking and the fascia boards

connect. There is definitely a history of ice damming in these areas. Typically, we find this damage on homes as new as 7 years old. This proves to me after two or three ice events the roof decking is beginning to show signs of severe deterioration.

In some cases, in Indiana we find custom built properties that have been built with this eave protection by the builder. On these properties we are finding there is typically no damage to the roof decking areas at the eaves on these properties.

It has gotten to the point where now ARAC Roof It Forward sends out 2 sheets of decking in anticipation of replacing decking at these eave locations. We actually now expect to find damage on the eaves of the properties we re-roof. We average replacing between 2 to 5 sheets of decking on properties as new as 5 years old. We feel encapsulating this intersection point where the eave meets the fascia board is a vital application that must be addressed. Property owners should not have to incur cost for replacing roof decking on every installation. Installing ice and water shield at this vital location would greatly reduce this damage from occurring.

On older homes the rot that is occurring is leading to hidden mold areas that can cause many health issues to the occupants of the dwellings. Also, this creates a possible safety issues for property owners when performing routine roofing maintenance. Another issue is the safety of our firefighters when they are called upon to get onto the structure’s roofs to fight fires.

I feel at this minimal expense of addressing this building envelope issues as it pertains to the roof decking edge and fascia board connection point would eliminate many of these issues altogether.

I have re-roofed hundreds of properties in the state of Minnesota where 7 -15 years old homes continue to show zero signs of eave ice damage. These homes suffer many ice events each year. Although Minnesota’s codes have been set in place to require ice and water shield at these eave locations. By the builders including this code item in the building of the property they have eliminated this damage from occurring.

Comment or Proposal:

It is difficult to believe that our current building code ignores the recommended installation techniques that most roofing manufactures outline in their standard installation instruction manuals. There is a clear history of ice damming issues here in the entire state of Indiana. The application of this ice and water protection at the eave of the roof at a minimal expense makes perfect sense to us as contractors who continue to see this damage occurring.

Indiana is located in an area that is greatly affected by this event. Indiana typically gets accumulating snow then has a quick warm up for a very short 5-hour period during the day. We then quickly drop back to a 19 hour stretch of below freezing temperatures. I feel this cycle is creating larger ice dams more often. I believe the simple way of addressing this eave and fascia intersecting location is by adopting a code that will allow a proper envelope of the roof deck and fascia board connection area detail. The code verbiage below will address and resolve this issue from occurring in the future.

Delete text and title of Section R905.1.2 and substitute as follows and add Section R905.1.3:

R905.1.2 Ice dam leak barriers. In areas where there has been a history of ice dams forming along the eaves and on roof surfaces causing a backup of water as designated in Table R301.2(1) an ice dam leak barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice dam leak barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet, complying with ASTM D1970, installed in place of normal underlayment. The ice dam leak barrier shall extend from the lowest edges of all roof surfaces to a point 24 inches (610 mm) up the slope of the roof from the vertical plane of the exterior side of the exterior wall framing. Where the ice dam leak barrier intersects with a vertical wall before extending to the required distance the ice dam leak barrier shall extend up the vertical

face of that wall a minimum four inches (102 mm). On roofs with slope equal to or greater than eight units vertical in twelve units horizontal (67-percent slope), the ice dam leak barrier shall be applied for a distance of not less than 36 inches (914 mm) in from, and along, the roof rake edges.

Exception:
On roofs with overhangs of 12 inches (305 mm) or less, measured horizontally from the exterior side of the exterior wall framing, the ice dam leak barrier shall be applied from the lowest edges of all roof surfaces 36 inches (914 mm) up the roof slope.

Add a new section, R905.1.3 as follows:

R905.1.3 Ice dam leak barrier. The term “ice barrier” in this code shall have the same meaning as “ice dam leak barrier” described in Section R905.1.2.

Review of TABLE R301.2(1) to make YES for all 92 counties in the State of Indiana

Thank you,

Craig Stevens
COO ARAC Roof It Forward

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