



BUILDING ANALYSTS



WHY SOME FIREPLACES CAN BE UNSAFE

COMMON PROBLEMS:

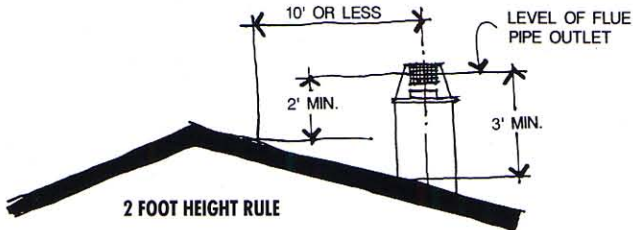
- Use of "mix and match" components.
- Unsealed gas pipe penetrations.
- Insufficient clearances between fireplaces and combustible materials.
- Missing or incomplete installation of firestops between floors.
- Use of non-approved decorative chimney terminations.
- Insufficient chimney height.

POTENTIAL DAMAGE:

- Fire hazard.
- Voiding of manufacturer's guarantees.
- Embers may escape into framed areas.
- Inadequate fire protection.
- Smoke may enter living spaces.

PROPER SOLUTIONS/CONSTRUCTION:

- Use approved laboratory-tested (i.e. Underwriters Laboratories, Inc.) components by a single manufacturer.
- Use refractory (fireproof) cement to seal gas pipe penetrations through the fire box.
- Follow manufacturer's installation instructions regarding required clearances from framing and other combustible materials.
- Use only approved, listed, decorative chimney terminations.
- Use the "2 ft. in 10-ft. height rule" for chimney heights (Uniform Building Code, Sec. 3703. (f) & Table 37-B).

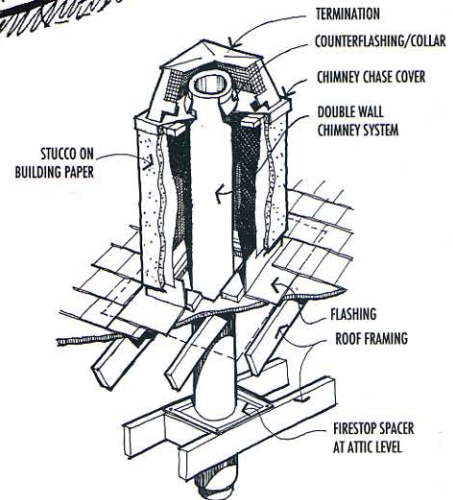
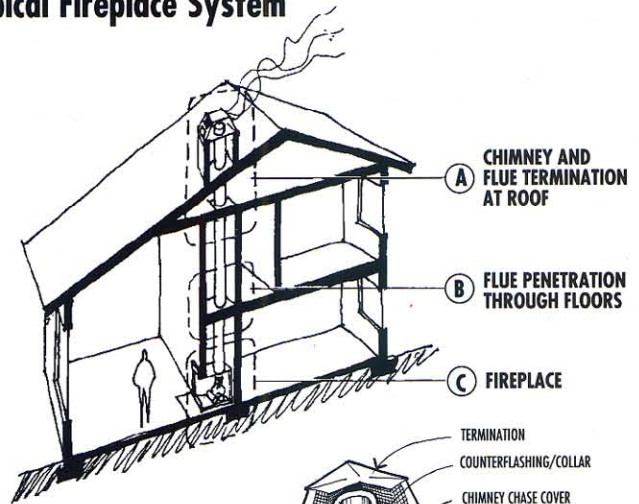


Building Analysts' newsletter is intended to provide general information for those involved in construction litigation. The topics contained in this publication are abbreviated and applicability to a particular situation may vary according to circumstances. Since design and construction technologies change over time, the information contained herein may become outdated. Building Analysts recommends you contact the appropriate design professional for specific information regarding individual projects.

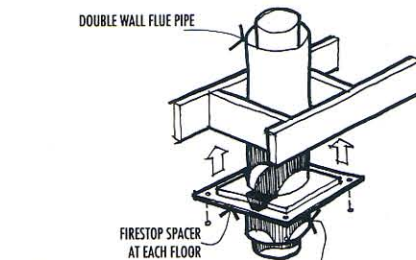
Building Analysts is a full-service architectural and engineering firm with over 12 years experience in construction litigation. Our services include: architectural and structural investigations, repair recommendations, preparation of exhibits and expert testimony. We hope this newsletter is helpful. Please contact Stan Livingston, Pete diGirolamo, Mike Romanowski or Bob Carroll at Building Analysts if you need our input or recommendation. (619) 234-8153

SPRING 1995 NEXT ISSUE: WINDOW FLASHING

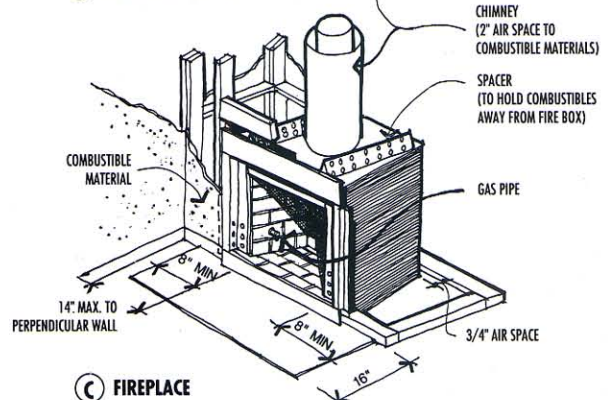
Typical Fireplace System



(A) CHIMNEY AND FLUE TERMINATION AT ROOF



(B) FLUE PENETRATION THROUGH FLOORS



(C) FIREPLACE