

"Dad, I want the pool **outside!**"



# BUILDING ANALYSTS

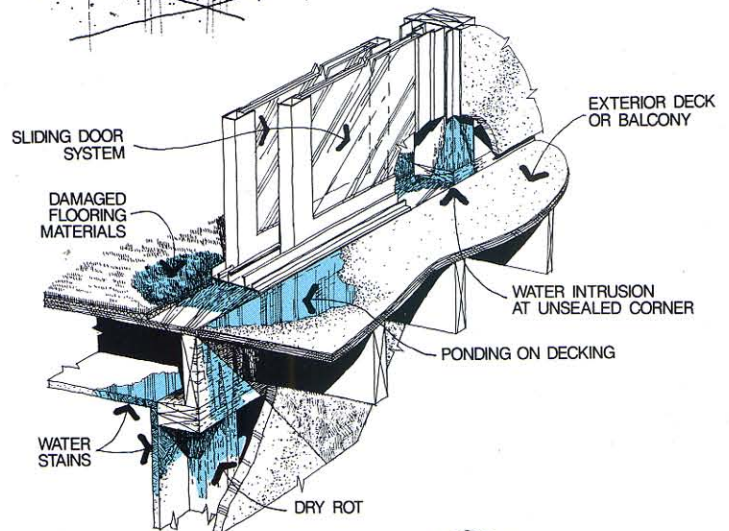
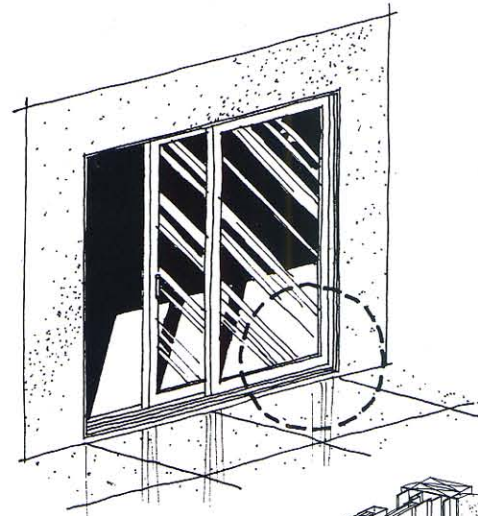
# WHY SOME SLIDING GLASS DOOR THRESHOLDS FAIL

## COMMON PROBLEMS:

- Improper flashing.
- Inadequate vertical offset between the interior and exterior surfaces.
- Lack of a bituminous or plastic protection barrier between the aluminium threshold and the concrete or sheet metal substrate.

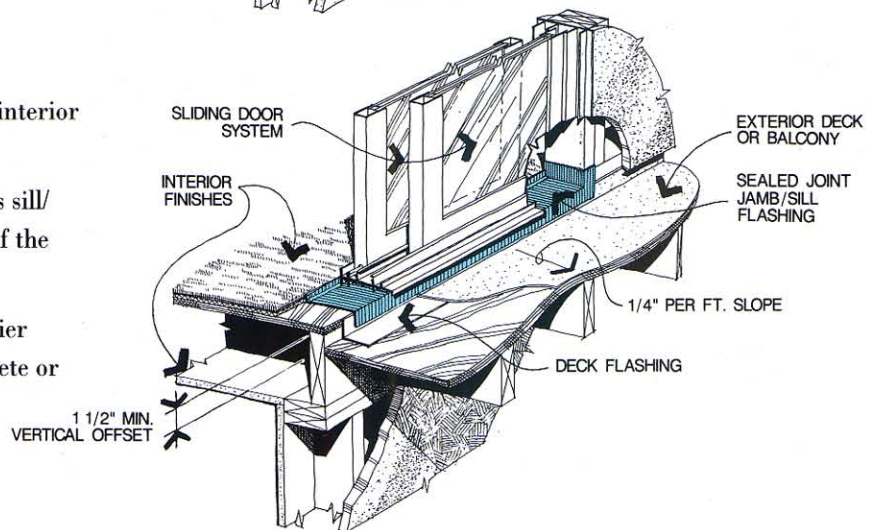
## POTENTIAL DAMAGE:

- Water intrusion into the framing system and living spaces resulting in:
  - Dryrot in the wood framing system.
  - Water-stained gypsum board.
  - Damaged flooring materials, carpeting and interior furnishings.
- Corrosion of aluminium threshold due to lack of protection barrier.



## PROPER SOLUTIONS:

- Provide a 1-1/2 inch vertical offset between the interior and exterior surfaces.
- Provide a weather-tight, fully sealed or seamless sill/jamb flashing system that protects the corners of the threshold and counterflashes the deck system.
- Provide a bituminous or plastic protection barrier between the aluminium threshold and the concrete or sheet metal substrate.



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

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FALL 1995 NEXT ISSUE: Bathroom Tile Installation