



# BUILDING ANALYSTS



"Whoaw! Cooool! Look Dad... I can cook eggs on the ceiling "

# WHY ATTIC VENTILATION CAN MAKE YOU RUN HOT AND COLD

## COMMON PROBLEMS:

- Missing vents.
- Inadequate number of vents.
- Undersized vents.
- Improper location of vents.
- Blocked vents.

## POTENTIAL PROBLEMS AND DAMAGE:

- Heat build up in attic spaces radiates into living spaces, increasing energy usage to sustain comfortable living conditions.
- Heat build up can accelerate deterioration of some roofing materials.
- During cold weather the build up of water vapor can cause condensation, which can degrade the insulation and cause wood rot.

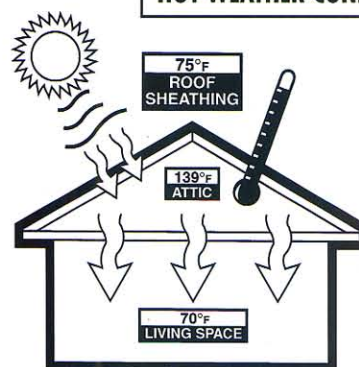
## PROPER SOLUTIONS/CONSTRUCTIONS:

The 1982 through 1994 Uniform Building Code requirements have remained the same and state that ventilation is required "where determined necessary by the building official due to atmospheric or climactic conditions..." Most Building Departments require ventilation.

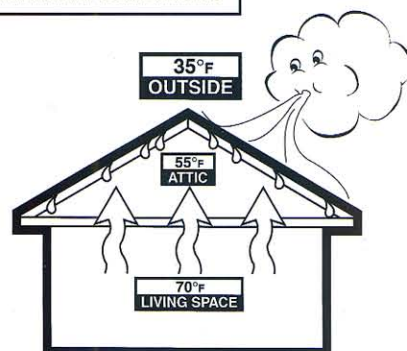
- Install adequate vent area according to the attic area and provide cross ventilation in accordance with the applicable Uniform Building Code.
- Make sure vents are not obstructed by insulation or other construction materials.
- Make sure there is adequate insulation installed in accordance with the applicable Uniform Building Code.
- Provide a combination of high and low vents to assure air circulation.

**Building Analysts** is a full-service architectural and engineering firm with many years of 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 diGrolma, Mike Romanowski or Bob Carroll at Building Analysts if you need our input or recommendation: (619) 234-8153, or toll free 1-800-352-1497

### HOT WEATHER CONDITIONS



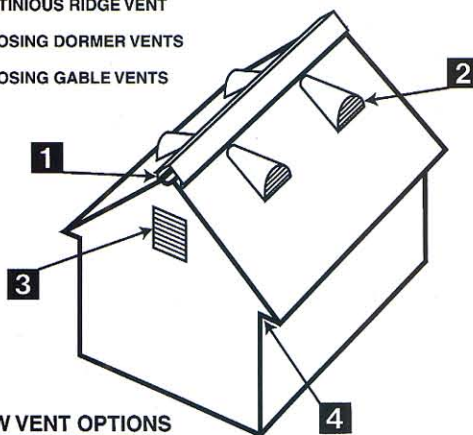
### COLD WEATHER CONDITIONS



### HIGH VENT OPTIONS

- 1 CONTINUOUS RIDGE VENT
- 2 OPPOSING DORMER VENTS
- 3 OPPOSING GABLE VENTS

### VENTING LOCATION OPTIONS



### LOW VENT OPTIONS

- 4 EAVE VENTS ON OPPOSING SIDES

*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.*

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