



BUILDING ANALYSTS



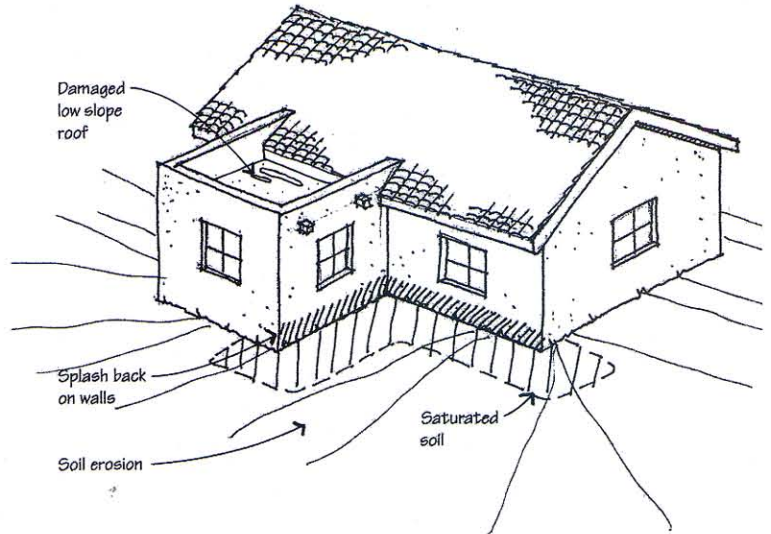
"Mind in the gutter again?"

ROOF GUTTERS & DOWNSPOUTS

In drier Southwestern climates gutters and downspouts are often an afterthought and yet we can readily see the problems caused when gutters and downspouts are not installed.

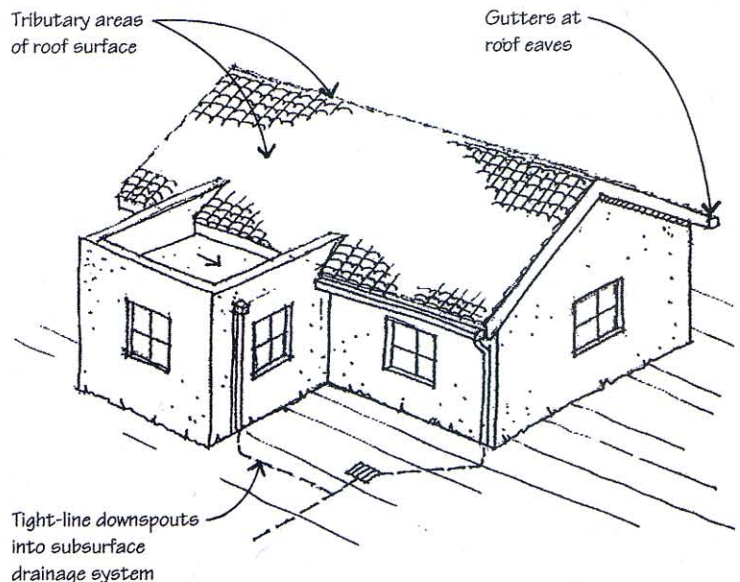
COMMON PROBLEMS

- Uncontrolled runoff causing soil erosion
- Saturated soil around building foundation – especially critical with expansive soils
- Potential damage at eave framing
- Tile roofs need a gutter large enough to catch runoff
- Uncontrolled roof runoff can permanently stain the exterior walls
- Uncontrolled roof runoff can cause slab moisture problems
- When gutters are installed slope them for drainage
- Steep slope roof runoff onto a low slope roof surface can cause damage



SOLUTIONS

- Provide gutters of sufficient size to handle the tributary roof area
- Always provide a downspout at the low end of the gutter
- Where possible tight-line the downspout into a underground drainage system
- When tight-lining the roof runoff the subsurface drainage size may need to be increased to accommodate the additional drainage area of the roof.



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