



Roof Ice Dam Prevention

The freeze-thaw cycle, a common occurrence during winter, can lead to significant water damage and structural stress on roofs and buildings. This occurs when a ridge of ice, known as an ice dam, forms at the edge of the roof, preventing melting snow from draining off. The pooling water behind these dams can seep under shingles and into the building, causing damage to walls, ceilings, and insulation. Proactively addressing the root causes of ice dams is crucial to minimizing these risks and protecting your facilities.



Loss Lessons Learned: Water damage from ice dams is a costly and preventable loss for MIIA members. The financial impact can be substantial, with expenses for remediation, repairs, and replacement of damaged interior finishes easily reaching into the tens of thousands of dollars. The direct costs are considerable, as are the disruptions to normal operations.

Steps to Protect Your Facilities: To help you prepare for the upcoming winter, MIIA has developed a comprehensive [Technical Guidance Document](#) that outlines essential steps to prevent ice dam damage to your roofs. This guidance outlines the best practices for maintaining proper insulation, ventilation, and drainage to prevent these issues from occurring, including:

- Inspecting and improving attic insulation to prevent heat from escaping.
- Sealing all air leaks from the building's interior into the attic space.
- Ensuring proper attic ventilation to keep the roof deck cold and consistent with the outside temperature.
- Safely removing snow from the roof to prevent ice dam formation.

For complete details on the steps to protect your facilities, please refer to the linked [Technical Guidance Document](#). In addition, some of these practices may be eligible for MIIA Rewards credit, and the tools may be eligible for a MIIA Risk Management or Flex Grant. Please discuss with your Risk Manager for further details.

Disclaimer: The material contained herein is intended for general informational purposes only. It is not intended as legal advice and should not be construed as such. Any inquiries concerning Massachusetts law should be directed to a city solicitor, town counsel or other licensed attorney.