

Dear Citizens,

I wanted to share some information with you as we deal with the possibility of flooding. Flooding can occur due to lots of rain on top of snow or frozen ground; you must also consider melt-off as well. Here are steps you can take to help reduce the risk of flooding and damage to your home:

- **URGENT:** Check the snow load on your roofs, especially for North facing covered decks, covered porches, lean-to's, carports, or anything that may not have great support. With the forecasted rain, some roofs will not handle the weight.
- Then evaluate possible ice dams (see attached). Clearing a channel even a few inches using steam, hot water or using heat tape or a combination of sources of heat allows the water that may be dammed up to drain. There are companies that do it by using hot water and steam, then heat cables.
- From the town: Clarkston is well stocked with sandbags! But is your responsibility to fill bags, we do not have staff to provide that service. Clarkston First and Second Wards are planning a service project this coming week to fill bags.
- **SUMP PUMP:** If you don't have one get one and make sure it is in top working order, consider a backup.
- Clear out your gutters, downspouts. Move snow away from window wells and the foundation of your home. Clean out culverts around your area, this will give the water somewhere to go besides your home.
- With the recent incident in Newton please make sure not to bury fire hydrants and help keep them open. Clarkston's Fire Department recently went around and opened up all the fire hydrants, except a couple they couldn't find. **Please do not bury them when moving snow around.**

In the meantime, please learn what you can to prepare yourself and please don't panic. I have received calls from folks wanting to know what the town is going to do to protect their home. Protecting your home is your responsibility. As noted, the town will provide sand and bags at no cost, but you must fill them and please do not take more than you need.

Respectively,

N. Craig Hidalgo

Mayor, Clarkston Town

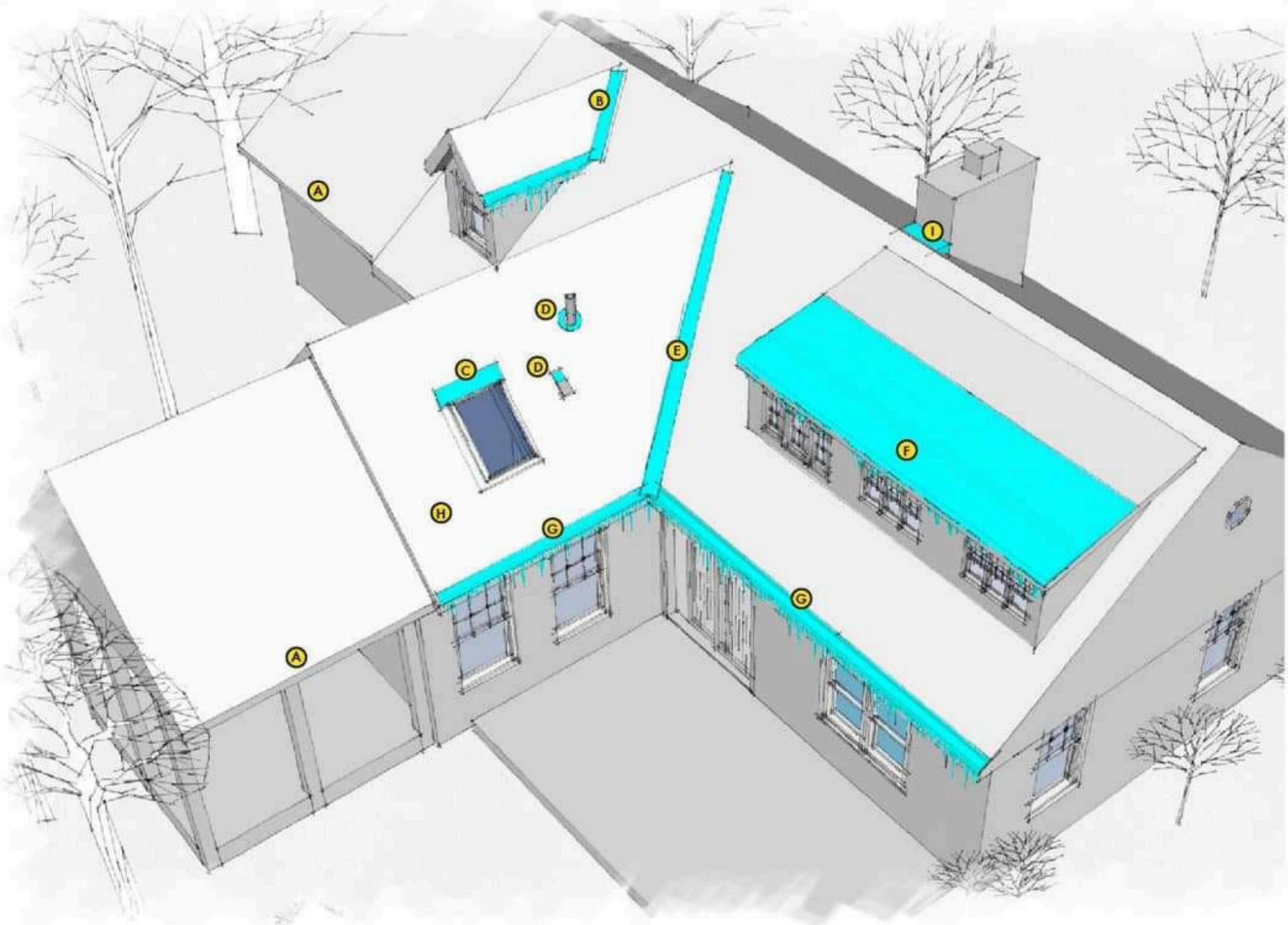
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Common Ice Dam Locations

Illustration by Steve Kuhl, The Ice Dam Company

www.theicedamcompany.com



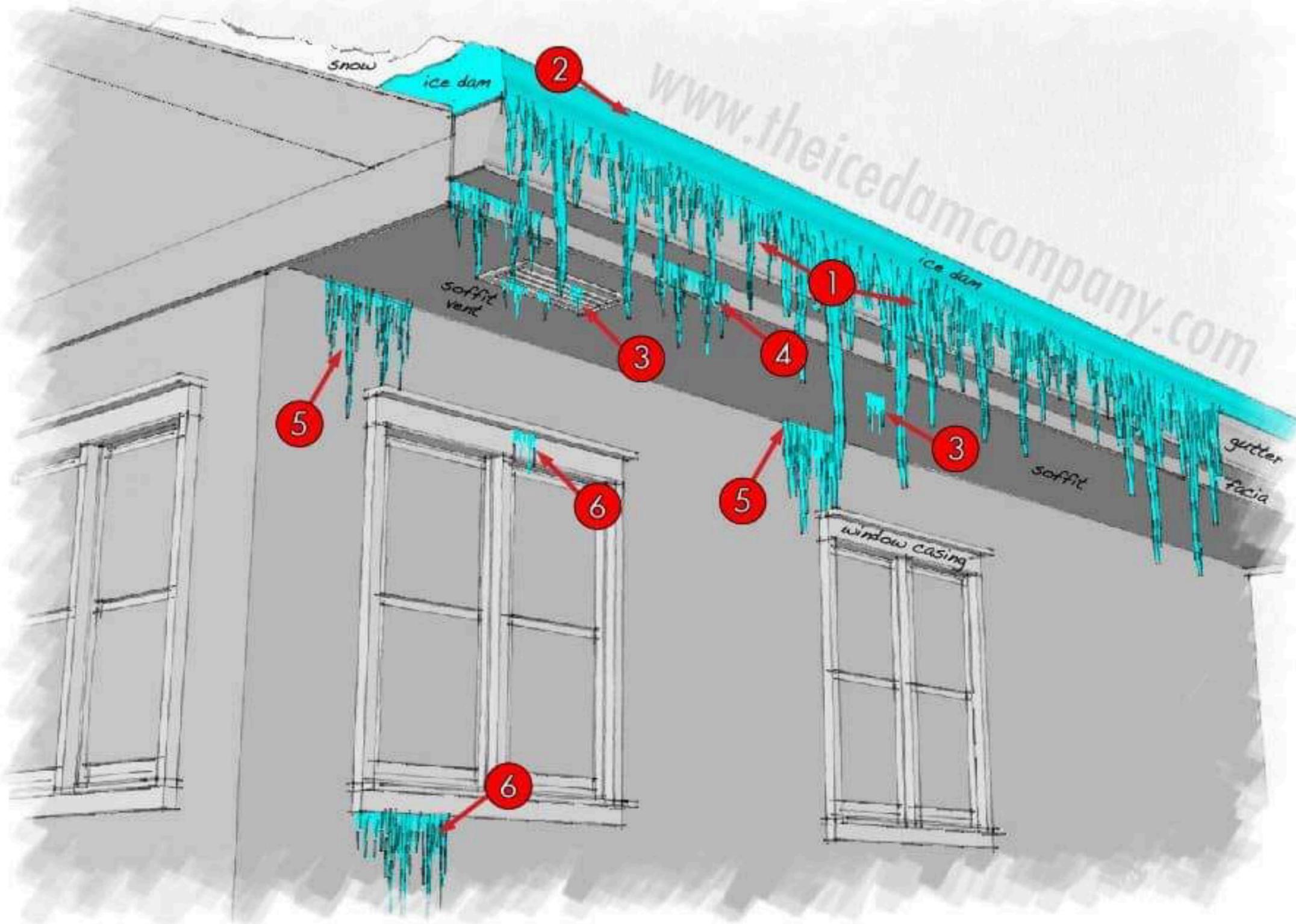
Where ice dams happen...and don't happen

- A. Ice dams seldom occur over unheated areas such as garages and porches.
- B. The valley areas of dormers frequently get ice dams.
- C. Ice dams often occur both below and above skylights. Ice dams above skylights are hard to see from the ground, making them some of the sneakiest to discover.
- D. Any openings through the roof—such as pipes and vents—are a good place for small ice dams to form.
- E. Valleys are very common areas for ice dam formation. It is important to never use hammers or chisels near valleys as the difference between a thorough ice removal job and valley damage is fractions of an inch.
- F. On roofs with a low pitch (angle) even a 1-2" ice dam can cause significant leaking and interior damage.
- G. The eaves edge is the most common place to see ice dams. 80% of the dams we remove are found here.
- H. Interior rooms with vaulted ceilings are frequently associated with large ice dams. Bathrooms are often the worst. If you add recessed lighting to a vaulted ceiling, you are much more likely to have ice dams.
- I. Ice dams occasionally form around chimneys and furnace flues. Any place heat escapes through the roof line. Ice dams in these locations can be very, very small and still cause leaking.

6 ICE DAM WARNING SIGNS

Illustration by Steve Kuhl, The Ice Dam Company

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Here are six things you can look out for when determining how severe your roof ice issues may be. Call The Ice Dam Company at 952.935.9469 for more tips.

1. You see icicles forming on the edge of your roof (with or without gutters)
2. Ice begins to build on top of the gutter or lower edge of roof. Ice dams as little as 1" thick can cause big problems.
3. Ice begins coming through the soffit vents or through the soffit itself. This is bad news.
4. You see icicles forming behind the gutter.
5. Ice or water manifests on the siding or exterior wall surface. This is bad news.
6. Ice or water manifests inside or around the window frame. This is really bad news.

An ice dam might form when ...

- There is snow on the roof.
- Average outside temperature is below 32 degrees.
- Roof surface temperature is above 32 degrees at its higher end and below 32 degrees at its lower end.

How it forms

- 1** Indoor heating rises through the ceiling into the attic and warms the roof surface.
- 2** Snow on the heated part of the roof melts and flows down until it reaches that part of the roof that is below 32 degrees. Water freezes into an ice dam.

