

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Policies

Roofs: Snow/Ice Dam/De-Icing Cable Specifications Policy

The purpose of this document is to clarify owner and Red Cedar Canyon Townhome Association (RCCTA) responsibility for roof snow and ice dams. This policy balances the needs of the association and unit owners. The following chart summarizes the responsibilities. Below are recommended steps to mitigate damage from ice and snow.

The unit owner is responsible for:

- **Snow removal from** roof for reasons other than those mentioned under the RCCTA responsibility listing.
- **Removal of snow or ice dams.**
- **Interior repairs caused by water leaks.**
- Contacting insurance company or repairpersons.

RCCTA is responsible for:

- Snow removal around PVC pipes and roof vents that are buried under snow and are potential safety concerns.
- Any necessary repairs to or maintenance of roof itself per association covenants.

Heating and Deicing Cables:

Unit owners can limit the potential for damage to their units by installing heating/deicing cables, in accordance with RCCTA specifications. **Special care should be taken to install cables in the metal valleys on the roofs of units that have been or are prone to ice dam formation**, particularly the roof valley between the garage and the master bedroom unit (especially on the Sonoma models.)

RCCTA cannot and does not recommend or endorse any vendor, installer or unit owner who provides or assists with such cable installation. **Prior to installation, homeowners must complete the Architectural, Landscape or Irrigation Modification Request**, including the release, hold harmless and indemnification agreement in the General Conditions and Requirements document.

Deicing Cable/Heating Cord Specifications

- ✓ Unit owners may purchase at their own cost a roof and gutter deicing cable of their own choice as long as it is manufactured for the purpose and with the intended use of preventing the formation of ice dams in the valley flashing, gutters and downspouts.
- ✓ The cable cannot exceed 500 watts drawing power. (This would be a length of 100 feet or less.)
- ✓ The deicing cable must be a UL (United Laboratories) approved product.
- ✓ The deicing cable must be plugged directly into a GFI (ground fault interrupter.)
- ✓ On the roof, the deicing cable shall be installed only along the metal valley flashing areas.
- ✓ The deicing cable may also be installed at the bottom of adjoining metal gutters and downspouts.
- ✓ Unit owners will bear the costs of installation and removal.

Snow Removal with a Snow Rake

It is also recommended that unit owners remove snow from their roofs with a snow rake. These are available for purchase at local retailers. While it is advisable to remove as much snow as possible, removing even two to three feet from roof edge can help avoid ice dams. **Care should be taken to avoid damaging the roof, vents and shingles when using a snow rake.**