



THE JOURNAL OF LIGHT CONSTRUCTION

A Builderburg Group Publication

www.jlconline.com

Editor	Sal Alfano
Managing Editor	Don Jackson
Assistant Editors	Dave Crosby David Holbrook Martin Holladay Pete Young
Editorial Assistant/Proofreader	Cindy Hoffman
Conference Coordinator	Sherry Daniels
Contributing Editors	Clayton DeKorne Don Dunkley Carl Hagstrom Joe Stoddard
Corresponding Editors	Michael Byrne Henri de Marne Paul Fiset Bill Robinson
Columnists	Paul Eldrenkamp Quenda Behler Story
Art Director	Theresa A. Emerson
Graphic Designer	Barbara Nevins
Illustration	Tim Healey
Photography	Carolyn Bates Bill Lorenz
Vice President/Sales	Craig Savage
Sales Director	Alicia R. Cipollaro
Sales Operations Manager	Laurie Fielder
Event Manager	Donna Ladd
Sales Representatives	Tami Svarfvar Don Alter Glenn Dunning
Inside Sales	Larry Rice
Regional Sales	Carol Fielder
Advertising Coordinator	Katina Walters
Circulation Director	Paul Ruess
Circulation Manager	Colleen Murphy
Direct Marketing Manager	Kevin Spaulding
Customer Service Manager	Angela Packard
Customer Service	Joyce-Marie Birdsall
Editorial Director	Steven Bliss
Publishers	Terri Shanahan Steven Bliss
Controller	Debbie Moore
Operations Manager	Randa Wright
Administrative Assistant	Carol Grassano

The Journal of Light Construction (ISSN-1056-828X; USPS-001-659) is published monthly by Builderburg Partners, Ltd., 1025 Vermont Ave. NW, Washington, DC 20005. Periodicals-Class Postage paid at Richmond, VT, and additional mailing offices. Postmaster: Send address changes to The Journal of Light Construction, 932 West Main Street, Richmond, VT 05477. Copyright 1999 by Builderburg Partners, Ltd. All rights reserved.



JLC's

Letters

Roof-Over Shortens Shingle Life

To the Editor:

"Reroofing Over Asphalt Shingles" (5/99) was a great article. The pride of workmanship in John Curran's jobs shows through. However, in South Dakota we have such temperature swings that reroofing over asphalt shingles can shorten the life expectancy of the new roof by 30% or more.

Like John, I have worked in my hometown for 25 years and have reshingled some homes more than four times due to hail and high wind damage. A couple of years ago we had a severe hail storm and most local homes needed roof repair. I had the opportunity to reshingle houses that I had added on to in the past ten years. I was amazed to see dramatic proof of what I had believed and recommended to people over the years. On homes where I had shingled over existing asphalt shingles to match new shingles on an addition, the addition shingles were in good condition (or at least serviceable condition after the hail) while the shingles over the old roof were curled, cracked, and missing a lot of their granules. Though less than eight years old, they looked as though they were 15 to 20 years old.

The culprit is the heat that builds up between the two layers of shingles. On a winter day, the air temperature may be 10°F, but the sun can warm up portions of the roof with two layers of shingles to 60°F or 70°F. When the sun disappears, the shingle temperature

can drop back to 10°F in a matter of minutes. This creates tiny expansion cracks, which leave the shingles subject to water damage. In the summer, when air temperatures exceed 100°F, I have seen the heat build up so much that it blisters the top layer of shingles. Proper attic ventilation helps, but does nothing to eliminate heat buildup between shingle layers.

Therefore, I advise my clients not to shingle over an existing roof unless it's less than five years old, and even then I'll only do it if they sign a disclosure stating they realize that the shingles may fail prematurely.

James Glover
Glover Construction
Pierre, S.D.

Likes Dimensional Shingles

To the Editor:

"Reroofing Over Asphalt Shingles" (5/99) was well done in that it showed an attention to detail important in any successful business.

One of the best products for reroofing is dimensional shingles. They cover the irregularities in the existing roof better than standard 3-tab shingles. If the lighter weight dimensional shingle is used, the material cost is about \$5 to \$10 more per square. Because installation is easier, many roofers in my area will charge the same for three-tab or 25-year warranted dimensional shingles, using the reduced labor to balance the increased material cost. Also, as shingle warranty

JLC Online:

Visit our Web site at www.jlconline.com. You'll find discussion forums, article archives, customer service and subscription information, conference programs, and links to other construction resources.

length increases, the job quality improves because the heavier shingles are better at hiding irregularities.

Another option is tab removal. This requires slitting the existing shingles at the key and disposing of the tabs. I don't usually recommend this, but if money is tight and the existing tabs are curled, it can be a good compromise between not doing the job and the larger cost of a complete removal.

As an occasional expert witness and building inspector, I frequently get to look at recently applied roofs. When it is in my client's interest, I will document the roofer using an improper nailing pattern. Most shingle manufacturers include application instructions on the packaging. It usually shows the nails to be placed above the key and below the adhesive strip. Photos in the article show nails in the adhesive strip. Since most roofers do this and have always done it, it probably doesn't affect the roof too much. What it does is jeopardize the manufacturer's warranty, as the roof was not applied according to the manufacturer's instructions. It has also made it easy for me to show a contractor's attorney that he has taken on a losing case.

David Bekus
DM Bekus Construction Services
North Brunswick, N.J.

Advantages of Stripping Old Shingles

To the Editor:

First, I want to compliment you on a well-written article on reroofing (5/99). While the author does a fine job and provides a quality product, I have to take issue with the basic premise.

While it is true that there is an initial cost savings with a roof-over, I believe we better serve the customer by selling a strip and reroof, for several reasons.

Even with walking the roof, there may be areas that have damage that has not become soft as of yet. And potential problem areas are most visible from inspection of the paper and sheathing. Also, any roof-over done without exposing the existing flashings is a potential nightmare waiting to happen. If a leak develops in the new roof, finding the leak is sometimes harder because the water is traveling between the two sets of shingles.

Any house, no matter how well built, does not benefit from the added weight of an additional roof.

Upon sale of the home, many banks in our area require a home inspection. One of the areas first looked at by the inspector is the roof. If the report informs the buyers that a shingle-over roof is in place, this often becomes a negotiable point as the buyers realize they are assuming the added cost of removal down the road. As tipping fees at the landfills increase, it is more cost effective to remove and dispose of a single-layer roof now.

As an additional selling point, I usually increase my warranty to five years if I can do the job with a tearoff. When I have presented my proposal and have listed the benefits as outlined, I usually get the job.

Eric Borden
ESB Contracting
Forked River, N.J.

Misconceptions About PT Wood

To the Editor:

I would like to correct misinformation about preservative-treated plywood from a *JLC Online* discussion published in the May '99 issue. Participants warned of "offgassing" and "future harmful health effects" as possible consequences of using CCA-treated plywood as subflooring over a basement

JLC Information Directory

www.jlconline.com

Mailing Address:

Journal of Light Construction
932 West Main Street
Richmond, VT 05477
802/434-4747

Editorial: We welcome letters and article submissions from readers. Keep copies of all original materials. Contact us by mail at the address above, Attn: *JLC* Editorial Dept, or via e-mail at: jlc@bginet.com.

Subscriptions/Customer Service: To order a new subscription or renewal, call 800/375-5981. For customer service assistance, call 800/784-0290. Or you can e-mail us at cs@bginet.com, fax us at 802/434-4467, or mail us at the address above, Attn: Customer Service. Subscription rates for qualified readers in construction trades: \$39.95/1 year, \$64.95/2 years; \$89.95/3 years. Canada and International: add \$15 per year. Non-qualified readers: \$59.95 per year. Appropriate sales tax included. Group rates available on request. Back issues/single article requests: \$5 each plus \$5 s&h per order.

Advertising: For rate information, call the *JLC* Advertising Dept. at 800/644-4596 ext. 300, fax to 802/434-7202, e-mail to aliciac@bginet.com, or mail to the address above, Attn: Advertising Dept. For custom reprints of articles (quantities of 500 or more) call 802/434-7222.

Conferences & Seminars: For information about attending a *JLC* Live conference or seminar call 800/261-7769; for exhibitor information, call Carol Fielder at 802/456-7470 VM ext. 301 or Larry Rice at 802/434-7222.

JLC Bookstore: To place an order or obtain a free catalog, call 800/859-3669, fax us at 802/434-4467, mail us at the address above, Attn: *JLC* Bookstore, or visit us online at www.jlconline.com/bookstore.

Help Wanted

JLC authors and editors come from the ranks of working residential contractors and other construction professionals. To discuss a story idea or inquire about employment opportunities, write to us at *JLC*-Edit, 932 West Main St., Richmond, VT 05477, or send e-mail to jlc@bginet.com.

floor slab. These concerns are unfounded. The only thing that is “off-gassed” from treated plywood is water vapor. This is because the preservative is impregnated into plywood as a water-borne solution. During the air-drying or kiln-drying that follows, the preservative reacts chemically with the plywood, permanently bonding itself to the plywood. As stated in the EPA-approved Consumer Information Sheet that is available from building materials dealers and the American Wood-Preservers’ Association, “Wood pressure-treated with waterborne arsenical preservatives may be used inside residences.”

As one participant pointed out, a potential problem with using CCA-treated plywood for subflooring is that its as-received moisture content may be too high to permit wood flooring to be laid soon after putting down the plywood.

Stephen Smulski
Wood Science Specialists
Shutesbury, Mass.

Lead Paint Hazards

To the Editor:

I was astonished to see that the article “Stripping & Repainting Wood Siding” (5/99) made no mention of lead paint. EPA’s Lead Paint Hazard disclosure rule became effective June 1. This rule requires any contractor who disturbs more than 2 square feet of paint in a pre-1978 house to provide the occupants with an EPA booklet describing the hazards of lead.

While exterior paint removal has become even more problematic, it is not impossible to do it right. Proper site,

worker, and occupant protection are critical, as is debris collection. Several manufacturers make siding paint grinders with dust and chip collection systems (American International, 401/942 7855; Metabo, 800/638-2264; and Fein, 800/441-9878). Others make pickup hoods to fit a variety of grinders and sanders (Shave Away Europe, 619/223-2154). When I spoke about this issue with Porter-Cable a couple of years ago, they had no plans for a debris collector on the 7402.

Joseph T. Ponessa, Ph.D
Rutgers Cooperative Extension
New Brunswick, N.J.

Siding Nuances Well Explained

To the Editor:

I just finished reading the article “Stripping & Repainting Wood Siding” (5/99) for the second time and would like to applaud Mike Shannahan for pointing out the finer aspects of properly refurbishing wood sidings as well as the problems associated with improper installation. As a past remodeling and painting contractor and currently as a distributor of wood trim and siding, I have seen most of the situations Mike alluded to in his article. If the proper techniques for installation Mike mentions were followed by the original contractors, the vast majority of callbacks for cracked and split siding would be eliminated. His mention, also, of the excessive paint and caulk on the bottom edge of lap siding reinforces the fact that siding is “hung” (not nailed solid) and needs to be able to move and breathe in order to last.

Again, thanks to Mike Shannahan

for a very thorough article on the nuances of wood siding and trim.

Mike Keadle
Plunkett-Webster
Apex, N.C.

Be Proactive About Labor Shortage

To the Editor:

I would like to comment on the skilled labor shortage within our trade. It is a problem that will only multiply as time passes and more professionals either retire or leave our industry. The question is, who will build and repair the homes of the future? We are losing the skills that built this great country, stud by stud and brick by brick.

We need to establish national — or state-required licensing of all trades — requirements that are performance enhancing and help to elevate our trades to the status of valued professionals, just like architects and engineers.

What else can we do? We must treat our employees like professionals, and act like professionals every day; pay for good skilled labor and nurture those who have a desire to learn.

Ask your suppliers for seminars and educational outings to enhance the skills of your staffers. Embrace new technology (computerize, computerize, computerize). Establish a growth plan, and evaluate your company each month to see how you are progressing. In short, if we are to solve the challenges facing us, we must be proactive.

Van Angelo Grafas II
VG Design/Build & Remodeling
Warren, N.J.