

Tuesday, February 21, 2012

3525 Kariya Dr #1007
Mississauga ON
L5B 0C2

Re: Window Condensation Inspection

Dear Kavi,

Allan Windows entered your unit on Dec.19.2011 and inspected the concern you were having with condensation on your windows. Allan Windows has informed us that there was excessive condensation on both inside and outside areas around the corner posts of the windows. Allan Windows replaced the window (sealed unit) and proceed to drill several holes in both corners, and filled them with foam insulation. The work that is currently outstanding is to caulk the curb sill flashing, which will be completed by Amacon on Tuesday February 28, 2012.

Condensation will occur when the temperature of the surface is at, or below, the dew point of the air. In the winter time, the air inside the building is generally humid and warmer than the outside air and this creates a potential for condensation to occur on surfaces whose temperatures are below the dew point.

For the Elle, which is a new more tightly sealed residential high rise building, the assembly of the building has reduced the potential for air to escape through the walls this has been achieved by careful construction, which results in the air inside the units being exchanged for fresh air less frequently. This causes a gradual increase in the amount of water vapour present in the air; which inevitably leads to more severe condensation occurring on the windows than would be the case in a leaking building.

The Ontario Building Code only requires the window units and the exterior walls to be able to accommodate relative humidity around 35%. The relative humidity in a room is dependent on the moisture content of the outside air, the ventilation rate, the rate at which moisture is lost through the building enclosure and the rate at which moisture is supplied to the air inside the room. I have attached a brief summary for the homeowner's use regarding the issue of condensation and some guidelines that may be helpful in alleviating the issue.

At the time of key release, the issue of condensation was addressed in the homeowners' manual and this manual included a pamphlet relating to this issue.

For further clarification or if you have any questions please contact us.

Yours truly,
AMACON CONSTRUCTION LTD



[close window](#) 

Article Number: 8.5

Condition: CONDENSATION AND/OR FROST ON WINDOWS

Acceptable Condensation may occur on interior window surfaces.

Performance/Condition:

Warranty: None. • Damage caused by dampness or condensation due to failure by the homeowner to maintain adequate ventilation is excluded from the statutory warranty.

Action: None.

Remarks: Condensation occurs when water vapour in indoor air contacts cool surfaces such as window glass. Condensation on interior window surfaces is common during cold seasons. When outdoor temperatures are well below freezing, ice may form at the bottom of the window. Since it is important for homeowners to maintain proper humidity levels within the home to prevent damage to other components such as hardwood flooring and for physical health, some condensation on windows may be expected. Indoor humidity levels may be controlled by dehumidification, ventilation or air conditioning. Interior air moving over the windows can help control condensation. Heavy draperies or window coverings that cover windows and block heat diffusers can prevent air flow. Running the furnace fan continuously can also help to control condensation on windows. See Appendix A3 "Moisture and Windows".

Appendices:

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Appendices

A3 Moisture and Windows

This chart identifies the maximum relative humidity for a given inside temperature above which condensation will form on windows. For additional information, see the Canada Mortgage and Housing Corporation's (CMHC) pamphlet Moisture and Air, Problems and Remedies, available by request from CMHC or at their website www.cmhc-schl.gc.ca

Table 2

Outside Temperature (°C)	Inside Temperature					
	20°C		22°C		24°C	
	MAXIMUM RELATIVE HUMIDITY (%)					
	SINGLE GLASS	DOUBLE GLASS	SINGLE GLASS	DOUBLE GLASS	SINGLE GLASS	DOUBLE GLASS
-35	3	18	3	18	3	18
-29	5	23	5	22	5	21
-23	8	27	7	26	6	25
-18	12	33	11	31	10	29
-12	17	39	16	37	15	35
-7	24	46	23	44	22	42
-1	34	55	32	52	30	49