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# NEWSLETTER

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**NOVEMBER, 2008**

# GUSTNADOES

The building is an average quality, class D Shed and Farm Building designed as a Controlled Atmosphere Building. This type of building has a life expectancy of 25 years at which time it should be completely retrofitted and updated in order to restore its life expectancy another 25 years. As it stands in its current condition, the depreciation factor would be 79 percent.



It appears that gust of wind sometimes referred to as *Gustnadoes* which are common in the Lower Mainland of British Columbia is what caused the damage. They can be mistaken for a Dust Devil because they appear as one. The main difference is that *Gustnadoes* are accompanied by high winds and rain where as a Dust Devil does not have the rain accompanying them. *Gustnadoes* can pack a hard punch like a Tornado and that is where they stop - at one punch. If you have ever driven down the road and saw a healthy single tree snapped at the base of its trunk and no other surrounding trees had damage it is more than likely it resulted from a *Gustnadoes*.

*Gustnadoes* will seek out the path of least resistance, such as an open door, or a piece of loose siding or roofing panel. In this particular case, the site caretaker stated that the building was shut up at the time of impact; therefore the wind found that loose piece of siding and entered the building. Once it gets in the building at high speeds it looks for a way out, so it places pressure on the ceiling, roof, and other walls. In the particular case it

appears that it left the same way it came in. This only takes a few seconds for the damage to occur.

The interior ceiling and wall are covered with original plywood construction except where the recent wind damage repairs were made to the east wall.

The exterior shell on the walls and roof are painted metal panels fastened with 3/8 aluminum screws and neoprene washers. This finish encases the structure as the building envelop.

Most steel roofing and siding manufacturers of this nature place only a 25 year warranty on their product due to the suns rays deteriorating the neoprene washers and they lose their integrity and fail. In this particular case the wind has escalated the complete failure of these neoprene washers to this building.

The steel panels may have a few more years in them, depending on how they have been maintained over the years, but in order to determine if these existing panels do, they need to be tested by an engineering firm in order to measure the actual years left in them. The cost of having the test completed would have to be weighted against the actual cost of replace the panels.

The cost to repair this building due to leaks in the roof, and siding was \$ 30,000 whereas if it had been maintained regularly the cost of repairs would have probably been in the neighbourhood of \$ 7,500 by replacing washers and screws where the Gustnado tried to escape.



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