

# The Greendale Original

*The newsletter of the Greendale Originals Neighborhood Association*

An organization of residents of Greendale Original Homes for the purpose of education, representation, service, promotion, and preservation of our historic neighborhood.

[www.originalgreendale.org](http://www.originalgreendale.org)

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## May 2009

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### A Look at Insulation - Part I

by John Rukstales

I'm an insulation contractor based in Burlington and I recently completed an attic insulate/ventilate on one of the Originals. Al Emmons and Bingo of Creative Construction installed the exit ventilation on the roof.

I must confess I found the roof framing that creates the cant (slant) that shows on the inside second floor wall/ceiling intersection unusual! [*not on all originals - ed*] It made achieving proper inlet ventilation somewhat more difficult - both from an access perspective and because many homeowners, after inspecting their insulation and seeing 'light' at the outside walls, have stuffed the necessary air channels with fiberglass, perhaps thinking it would save heat.

To provide a source for inlet air we removed the existing fiberglass batts from the eave area. We found them to be wet, frozen to the roof sheathing, and dark with mold growth. Roofing nail tips that protruded through the roof sheathing were covered with frost. These are all signs of excessive moisture retention.

Often people don't understand why ventilation is necessary in an attic, or how the moisture gets there in the first place. Cooking, breathing, bathing, doing laundry, etc, all create moisture. Nature always seeks a balance; the warm, moist air tries to reach the cold, dry air outside to equalize both temperature and humidity differences. Nothing other than a vapor barrier will stop it.

As this air/moisture mix moves through insulation, it eventually reaches dew-point, a temperature too cold to hold the moisture in suspension, and condenses into visible moisture, or condensation. The building trades, finding evidence of water damage with no obvious leaks, coined the term 'dry rot' to explain the new phenomenon. Folks, any carpenter will tell you wood does not rot from being DRY; it rots when WET for long periods.

For many years, home heating fuels were inexpensive and effective insulation wasn't considered necessary. The importance of moisture/condensation control wasn't understood. Around the mid-70's, with fuel costs rising, as well as environmental concerns, we began to get serious about insulation. Architectural schools began to do research, and although it took some years, the cause was eventually understood, and building codes were developed regarding ventilation.

*To be continued next month.*

### What Projects Need a Permit

by Joe Russ

Below is the continuation of the list, started last month, of improvements that require permits.

#### **Plumbing:**

- New buildings, additions and alterations
- Water heaters (gas or electric), new or replacements (if electrical, also requires an Electrical Permit)
- Dishwashers, new or replacements (also requires an Electrical Permit)
- Fixture replacement (sinks, garbage disposals, toilets, tubs, showers, hose bibs, etc.)
- Water softeners
- Backflow prevention devices
- Fire protection (sprinkler) systems
- Turf irrigation systems

#### **Electrical Permits:**

- New buildings, additions and alterations
- Circuit extensions for new outlets, fixtures, etc.
- Air-conditioners (also requires a Heating Permit)
- Dishwashers (also requires a Plumbing Permit)
- Furnaces (also requires a Heating Permit)
- Hot Tubs (also requires a Building Permit)
- Post lights
- Water Heaters (also requires a Plumbing Permit)

This list is not inclusive, but covers the more common items that require permits. In the meantime, if you have any questions as to whether or not your project needs a permit, call the Department of Inspection Services at 423-2100. Office hours of the Building and Plumbing Inspectors are weekdays from 8:00 to 9:30 a.m. and 3:30 to 4:30 p.m. Office hours of the part-time Electrical Inspector are Monday and Tuesday from 8:00 to 9:30 a.m. and 3:30 to 4:30 p.m.

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### Planning Meeting on May 13

The next Comprehensive Planning Meeting will be at 7:00 p.m. on May 13 at the Greendale Village Hall. Please attend as this is your chance to shape the Village's future development.

#### **Next Meeting**

**Wednesday, May 6, 2009 at 7:30 p.m.**

The May meeting will be at 7:30 p.m., on Wednesday, May 6, in the Community Room of the Greendale Public Library (lower level, use Health Department Entrance).

## GONA Officers and Directors

**President:** Bob Theierfelder - Thierfelder@aol.com  
**Treasurer:** Cheryl Koc - 421-4821  
**Board Member:** Al Emmons - 423-1133  
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**Secretary:** Tammy Buffham - (262) 909-1736  
**Board Member & Editor:** Joe Russ - (262) 679-1139  
 jruss@execpc.com

### Classifieds:

**Lawn mowing:** Two teenage boys need lawn mowing jobs.  
 Call Al Emmons at 423-1133



**Decorative Chimneys  
 Clay & Slate Tile Roofs  
 Repair ....Don't Replace**

**Call: Al Emmons  
 423-1133**

**Creative Construction**

### Village Event Calendar

- May 9 Spring Into Greendale,**  
Village Center
- May 9 Reiman Visitor Center Test Kitchen,** Taste of Home Pasta Cookbook, 10 a.m. to 2 p.m.
- May 9 Free Perennial Plant Exchange,**  
Municipal Parking Lot, 9:30 - 11:30 a.m.
- May 13 Comprehensive Planning Meeting,**  
Village Hall, 7:00 p.m.
- May 16 Reiman Visitor Center Test Kitchen,** Quick Cooking 2009, 10 a.m. to 2 p.m.
- May 16 Clean and Green Day,**  
Bridge near Ferch's, 9:00 -11:00 a.m.
- May 23 Reiman Visitor Center Test Kitchen,** Taste of Home Prize Winning Recipes, 10 a.m. to 2 p.m.

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