

Property Ice and Water Shield (IWS) Job Aid

Building code may require ice and water shield to be installed around the roof perimeter, typically applied to 2' ft. inside the exterior wall (may vary depending on jurisdiction).

Step 1: Determine if IWS was present on the roof pre-loss.

If yes, continue.

If no, skip to **IWS due to Code Upgrade**

If IWS was present on the roof pre-loss:

1. Enter IWS by calculating:

- a. Ice and water shield should be estimated by actual SQ FT not by 3' roll. Document the estimate as necessary to explain your determination.
- b. Additional allowance may be needed for valley application based on local requirements.

Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit
RFG	240S	-	📅	3 tab - 25 yr. - comp. shingle roofing - w/out felt	Dwelling	12.5	12.5	SQ
RFG	240S	+	📅	3 tab - 25 yr. - comp. shingle roofing - w/out felt	Dwelling	12.5	14	SQ
RFG	IWS	+	📅	Ice & water shield	Dwelling	235	235	SF
RFG	FELT15	+	📅	Roofing felt - 15 lb.	Dwelling	10.15*1.02	10.35	SQ

*In screen shot you can see a sample estimate using the 240s code, IWS, and FELT15 for the remaining area that does not need IWS.

If IWS is due to Code Upgrade - IWS was not present on the roof pre-loss, but is required by current building codes:

1. Using the Xactimate Code Upgrade Functionality (new for Xactimate v.28), enter IWS by calculating:

- a. Ice and water shield should be estimated by actual sqft not by 3' roll. Document the estimate as necessary to explain your determination.
- b. Additional allowance may be needed for valley application based on local requirements.

Two felt line items are required

- 1. One for the amount needed once the ice & water is installed
 - A. Less the upgrade area, apply depreciation
- 2. The second to properly estimate the ACV amount upfront
 - A. The SF of felt that is being upgraded to IWS
 - B. Do not apply depreciation to the felt code item*

Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit
RFG	300S	-		Laminated - comp. shingle rfg. - w/out felt	Dwelling	18.5	18.5	SQ
RFG	300S	+		Laminated - comp. shingle rfg. - w/out felt	Dwelling	18.5	21.33	SQ
RFG	FELT15	+		Roofing felt - 15 lb.	Dwelling	15.25*1.02	15.56	SQ
RFG	FELT15	+		Roofing felt - 15 lb.	Dwelling	3.25*1.02	3.32	SQ
RFG	IWS	+		Ice & water shield	Dwelling	325	325	SF

*We will have to add two different felt line items (as you can see in the first screen shot here) one will account for the amount that is needed once the IWS is installed and the other is to properly estimate the ACV and pay what we owe.

Next

Once you have determine the correct sqft amount of IWS you will add this to your estimate make sure we apply it to Code Upgrade and we will use the Association button, once clicked it will open a pop up box and will want to associate the IWS line with the felt line that will be replaced once the IWS is installed.

The screenshot shows two overlapping windows from a software application. The 'Quick Entry' window on the left contains the following information:

- Buttons: Misc. Item, Attachments, Salvage/Restored, OK
- Cat: RFG, Sel: IWS, Act: +
- Desc: Ice & water shield
- Calc: 325 = 325.00 SF @ 1.64 = \$533.00
- Cov: Code Upgrade, Associations, None, Paid When Incurred (checked)

The 'Select Item(s)' window on the right is a modal dialog with a search bar containing 'I' and a 'No Selection' message. It contains a table with the following data:

	Cat	Sel	Act	Description	Price
>	RFG	300S	-	Laminated - comp. shingle rfg. - w/out felt	961.26
	RFG	300S	+	Laminated - comp. shingle rfg. - w/out felt	4433.01
	RFG	FELT15	+	Roofing felt - 15 lb.	458.86
	RFG	FELT15	+	Roofing felt - 15 lb.	97.91

Buttons: OK, Cancel, View

*Note in order to use this function the adjuster must add the Code Upgrade Coverage Option when setting up the coverage screen

Next

Once you have selected the correct felt line item and hit okay, you can see that it will strike out the RCV of the IWS and will add a F9 note

Cat	Sel	Act	Notes	Description	Coverage	Calc	Quantity	Unit	Unit Price	Sales Tax	RCV
RFG	300S	-	<input type="checkbox"/>	Laminated - comp. shingle rfg. - w/out felt	Dwelling	18.5	18.5	SQ	\$51.96	\$73.30	\$1,034.56
RFG	300S	+	<input type="checkbox"/>	Laminated - comp. shingle rfg. - w/out felt	Dwelling	18.5	21.33	SQ	\$207.83	\$338.02	\$4,771.03
RFG	FELT15	+	<input type="checkbox"/>	Roofing felt - 15 lb.	Dwelling	15.25*1.02	15.56	SQ	\$29.49	\$34.99	\$493.85
RFG	FELT15	+	<input type="checkbox"/>	Roofing felt - 15 lb.	Dwelling	3.25*1.02	3.32	SQ	\$29.49	\$7.47	\$105.38
RFG	IWS	+	<input checked="" type="checkbox"/> 1	Ice & water shield	Code Upg	325	325	SF	\$1.64	\$40.64	\$573.64

Next

Once you are ready to pay the code upgrade and have received the final estimate/certification of completion. You will open the estimate and within the IWS line item, uncheck the paid when incurred box and hit okay. This will change the cross out from the IWS to felt and add the difference to the estimate.