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TECHNOTE

PREVENTING CONDENSATION ON METAL WINDOW FRAMES WITH CLOSED-CELL FOAM

TN1005

Anyone who's ever dealt with household moisture problems has come across the situation where the homeowner says, "The glass doesn't sweat, but the frames do." I hear this most frequently when people have put insulated glass into existing metal frames. There are not a lot of solutions, but there is one which works quite well. That is to apply closed cell foam weatherstripping to the inside surface of the metal frame. This reduces condensation by preventing the warm moist house air from contacting the cold metal frame. Closed-cell foam weatherstripping is available in most hardware and home improvement stores. Being a peel and stick product, it is generally easy to apply. It typically comes in brown, white or gray. Matching color to finish type and only doing the bottom part of the frame (usually that's all that sweats) makes for a fairly inconspicuous job. The width of the foam may have to be cut down to match the width of exposed metal. If wider foam is needed or supplies are hard to find, check local auto and truck supply stores. Closed-cell foam is a common gasket material used between pickup truck beds and canopies.

When suggesting this solution to people, emphasize that they purchase closed-cell, not open-cell foam. There appear to be more open-cell products on the market, but these will not do as good of a job.

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