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Garage Doors and Condensation

There are instances where garages may be conditioned, usually heated, to accommodate particular garage uses. Although insulated garage doors are intended to help toward conserving energy, they may not perform at the same level as the surrounding walls. One situation that may be encountered is condensation, which is water that collects as droplets on a cold surface when humid air is in contact with it. Condensation could be a concern on garage door panels but more so when it involves glazing in the doors. This Technical Data Sheet will give an overview of condensation causes and some tips for controlling condensation on sectional garage doors.

Common causes of condensation

- Garage door condensation is not a manufacturing defect, but characteristic of a warm, humid garage and a cooler garage door surface due to a colder exterior temperature. A higher interior humidity can result from a wet or snow-covered car, use of a humidifier, or moisture from an adjacent laundry or washing area.
- Condensation on garage door glazing is not typically a safety concern affecting the durability and structural integrity of the door system.
- Double or triple pane glazing units may experience condensation because of the temperature differential between the exterior and interior glazing panes.
- Temperature extremes and humidity considerations can contribute to condensation.
- Ice formation on glazing in extreme cold climates is not considered in this TDS. Care should be used if the ice is mechanically scraped off the glass.

Fogging vs. condensation

Garage door glazing may experience fogging as well as condensation. Although the causes may be similar, fogging may be an indication of a glazing seal failure in a double pane system. Because garage door glazing is usually integrated into the door and not intended to be individually removed as within a house wall, a trained door system technician should be contacted to evaluate the situation.

Note: Technical Data Sheets are information tools only and should not be used as substitutes for instructions from individual manufacturers. Always consult with individual manufacturers for specific recommendations for their products and check the applicable local regulations.

This Technical Data Sheet was prepared by the members of DASMA's Commercial & Residential Garage Door Division Technical Committee. DASMA is a trade association comprising manufacturers of rolling doors, fire doors, grilles, counter shutters, sheet doors, and related products; upward-acting residential and commercial garage doors; operating devices for garage doors and gates, sensing devices, and electronic remote controls for garage doors and gate operators; as well as companies that manufacture or supply either raw materials or significant components used in the manufacture and installation of the Active Members' products.

Tips for controlling condensation

- Maintain proper garage ventilation to control humidity.
- Reduce the garage air temperature during extreme cold-weather conditions.
- Follow door manufacturer recommendations for glazing cleaning chemicals so that they do not degrade the glazing materials.
- Ensure tight seals around glazing perimeter and door section.

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