

APPENDIX C – DRYING AND REMEDIATION STANDARDS

Criteria for Determining When Building Materials Are “Dry”

The underlying principles that guided the development of these standards were:

1. The ambient conditions must be stabilized and be able to be held at normal room conditions;
2. The building materials must be returned to their equilibrium moisture content to prevent the active growth of fungal spores; and
3. The building materials must be returned to their pre-loss moisture state. When these three conditions are met, a building can be considered dry.

Drying services shall be considered sufficient when all three of the following conditions are met.

1. The interior ambient conditions are at or better than normal room conditions (50%RH @ 70° F);
2. The moisture in the building materials themselves will not support the active growth of mold and mildew; and
3. The building materials and contents will finish returning to equilibrium with normal room conditions by themselves without further damage to them.

Facilities Services/Physical Plant will provide measurement of moisture in building materials using a moisture meter. University Environmental Health and Safety will be available to consult for special circumstances or to verify adequate drying.

Hardwood Floors - For the purposes of this Standard, drying services on a hardwood floor shall be considered sufficient when all three of the following conditions are met.

1. The moisture content (MC) of the wood is decreasing;
2. All affected wood is within 2.5% of its normal moisture content as determined by actual measurement in a control point elsewhere in the same building preferably on the same floor.
3. The building environment is stabilized and the existing HVAC system is capable of maintaining normal room conditions.

Drywall – Drying services for drywall will generally be provided by the Facilities Services/Physical Plant. An outside contractor may be utilized for extensive water intrusion events. Drying procedures should be initiated within 24 hours of the initial water loss. Affected drywall should be dried within 72 hours of the water intrusion event. If drying is not completed within the 72 hour timeline, the drywall may need to be removed. When drywall is affected by a water intrusion event, the cove base of the affected drywall will need to be removed to allow for proper drying. If necessary, holes should be drilled at the base of the drywall to allow for adequate drying of the wall cavity. If insulation is present in the wall cavity adequate drying may not be possible. In this case, the affected drywall and insulation may need to be removed to allow for adequate drying. For the purposes of this Standard, adequate drying of the drywall shall be considered sufficient when all three of the following conditions are met.

1. The moisture content of the drywall is decreasing;
2. All affected drywall is within 10% of its normal moisture content as determined by actual measurement in a control point elsewhere in the same building preferably on the same floor. Normal is generally less than or equal to 0.5% or in the green scale on a meter; and
3. The building environment is stabilized and the existing HVAC system is capable of maintaining normal room conditions.

Concrete Block/Concrete/Plaster - For the purposes of this Standard, drying services on concrete block shall be considered sufficient when all three of the following conditions are met.

1. The moisture content at least 95% of the concrete block is decreasing.
2. 95% of affected concrete block is within 10% of its normal moisture content as determined by actual measurement in a control point elsewhere in the same building preferably on the same floor or the readings are within the green scale on the meter.
3. The building environment is stabilized and the existing HVAC system is capable of maintaining normal room conditions.

Carpeting - For the purposes of this Standard, drying services on carpeting may be effective if the following conditions are met.

1. The carpet is not wet with Category 1 or 2 water for more than 7 days.
2. The carpet is not wet with Category 3 (black) water for any amount of time.
3. The building environment is stabilized and the existing HVAC system is capable of maintaining normal room conditions.
4. If 1 and 2 are not met, the carpet must be removed and replaced. Carpeting shall be steam-cleaned and thoroughly dry prior to reoccupancy.

Insulation: For the purposes of this Standard, some types of thermal insulation materials used in walls or ceilings cannot be adequately dried and reused. Common insulation types containing mold growing ingredients are paper backed fiberglass and blown cellulose. If insulation material cannot be dried out within 72 hours or before it grows mold, it must be removed from the building. The area where it was installed must be thoroughly cleaned, and dried and if not cleanable, removed. New insulation may then be installed.