

IMS SAFETY INC. MOLD PREVENTION PLAN

Who is IMS Safety, Inc.?

IMS Safety, Inc. is a corporation of highly trained Consultants, Safety Techs, Safety Professionals, and Safety Managers who are eager to help you with any water problems and mold prevention plans.

Areas of Expertise

IMS Safety, Inc. specializes in mold prevention, mold and air quality testing, removal of debris and cleaning areas that are affected, and final testing for air quality.

- Preventing mold growth in buildings is a complex issue requiring a multi-disciplinary approach.
- IMS Safety, Inc. provides practical steps based on years of building engineering and science experience to help guide your company.

Humidity, Moisture and Mold Growth

- The nature of mold
- Water = mold
- Mold grows in and eats wet organic materials
- Growing mold generates spores
- Spores are released into the air

Understanding the Science of Mold

It is all about controlling moisture- Humidity = Moisture = Mold Growth.

Four Conditions needed for Mold Growth

- Spores
- Temperature
- Food
- Moisture

1) Theory Behind IMS Safety Inc. Mold Protection Plan

- Meant for new construction or renovation projects
- Can be adapted to occupied buildings

2) Purpose

- Prevent water intrusion/incursion to organic materials
- Develop a program to create respect for the effects of water/moisture on a construction project
- Clean up water intrusion/incursion events
- Respond to water intrusion/incursion events before mold is a problem

3) Approach

- Find and solve the water problem and clean up any mold
- As a Builder/Owner/Manager the best strategy to avoid claims is to:
 - a) Investigate and correct cause(s) of moisture
 - b) Clean up any mold and clean or remove affected material
 - c) Superintendent or Manager inspections
 - d) Third party inspections: example: (IMS Safety, Inc.)
 - e) Preventing mold growth
 - f) Training for management, and building committees

4) Lessons Learned

There are three underlying causes for water intrusion/incursion problems in buildings.

<u>Underlying Cause</u>	<u>Responsible Party</u>
Design Errors	Architect/Engineer
Construction Defects	Contractor
Operations and Maintenance	Owner/Operator

5) Mold Prevention Strategy

- a) Control air temperature and relative humidity
- b) Control surface temperatures
- c) Control building infiltration

6) Key Areas to Focus Prevention

- a) Controlling moisture from entering the building
- b) Safeguarding uninstalled building materials
- c) Weather tight building

7) Uninstalled Building Materials

--Highly Susceptible Materials

- Drywall
- Carpet
- Padding
- Particle Board
- Any Other Porous, cellulose containing material

8) Phases of Construction

- Exposed phase
- Partially enclosed phase
- Controlled phase

Summary-

- a) Control moisture from entering and moving through building
- b) Safeguard uninstalled building materials
- c) Weather tight buildings
- d) What ever else works

9) Goal is to Prevent Mold Growth

10) Elements of Managing Water Intrusion

a) Identification and Repair

- Superintendent's or Managers responsibility

Goals-

- Identify water intrusion/incursion ASAP
- Repair source of water
- Document repairs and watch for recurrence

b) Clean Up and Response

- Superintendent's or Manager's responsibility

Goals-

- Remove all accumulated water within 24 hours
- Dry all building materials within 24-48 hours
- Discard and replace all building materials that cannot be dried

c) Documentation

- Superintendent's or Manager's responsibility
- Buildings written plan has form for documenting water intrusion events
- Typically, digital pictures are great documentation
- Clearance samples maybe necessary

d) Mold Resistant Building Materials

- Mandatory materials
- Mold resistant core wall
- Dens glass for pre-sheetrock
- Exterior board-non organic material

11) Superintendent / Inspections

- Water intrusion inspections conducted on a daily basis
- Superintendent / Managers are responsible
- Additional inspections should be conducted after significant precipitation events
- All inspections should be conducted at the discretion of the Superintendent / Manager

12) Third Party (IMS) Inspections

- Inspections should be required at each phase of the construction project exposed, partially enclosed, and controlled
 - Supplemental inspections
- a) Requested by Superintendent Manager
 - b) Superintendent / Manager suspects mold growth
 - c) Significant water intrusion events

d) Superintendent / Manager has concerns over:

- Materials not dry within 48 hrs.
- Response developed by qualified designer
- Documentation
- Written program has forms for scheduled third party inspections
- Written program has forms for supplemental inspections
- All documentation kept on file
- Certification and clearance sampling
- Must meet OSHA Hazcom standard

In Conclusion:

The Superintendent / Manager knows what to do and who to call in the event of a significant water intrusion / incursion event. The Superintendent / Manager knows how to document the successful conclusion of the event.

Keep Proactive vs. Reactive