



TIP OF THE MONTH



PROACTIVE STEPS - WATER DAMAGE PREVENTION FOR NEW CONSTRUCTION

SITE SELECTION AND SEDIMENT CONTROL

- Know the height of the water table and slope of the grounds (plan accordingly).
- Divert surface water to storm drains or sediment ponds.
- Divert/grade water from structure. Soil should slope downward at least 6 inches over the first 4 feet away from the structure.
- Investigate soil condition/compaction to prevent settling and perched water.
- Design to install gap between the base of exterior cladding and the ground surface.
- Install silt fence to control sediment flow.
- Use of gutters or extended roof overhang.
- Apply water sealant/coatings to foundation where it sits below grade.
- Design and install french drain piping and sump pits in foundation and basement levels.

MATERIAL SELECTION

- Inspect all materials for defects upon delivery.
- Use of Plywood (not OSB for wet/damp areas).
- Use of water resistant drywall for bathroom areas.
- Use sealants to protect wood, drywall and other porous materials.
- Treat wood with antifungal products during framing in high moisture areas such as crawl spaces, attics, garages, etc.

MATERIAL STORAGE (WOOD COMPONENTS ON SUBFLOORING, ROOFING, FRAMING)

- Store materials on pallet or in storage trailer, not in direct contact with ground surface.
- Cover with 6 mil plastic sheeting or tarps until use and after each shift to maintain dry.

MATERIAL STORAGE (DRYWALL)

- Maintain proper scheduling and sequencing for material arrival; arrive on site when roof and windows have been installed.
- Store inside on pallets, not in direct contact with concrete flooring.
- Do not install until floors are dry swept and free of standing water/dampness.
- Do not lay directly on wood flooring, lean and secure against framing.
- Do not install on perimeter walls until building envelope is complete windows are in place.
- Leave a gap between finished floor and drywall.

ROOFING AND WINDOWS

- Install Roof Vents to provide ventilation (reduce heat build-up) in the attic space.
- Strictly follow manufacturer's installation design/instructions for flashings.
- Install temporary downspouts leading water away from structure.

HVAC

- Keep outdoor intakes and duct openings covered until final connections are made and work complete.
- Inspect/clean any visible/accessible debris inside duct work prior to connection.
- Minimize interior lined ductwork.
- Install with tight seams and/or approved sealant.

QUALITY CONTROL INSPECTION

- Immediately remove excessive moisture/puddling within building.
- Continually clean soil tracked indoors from floor surfaces.
- Do not use materials with significant water impact (due to improper storage).
- Use moisture meters to verify building material moisture content prior to, during and after installation.
- Cut-out/replace significantly water damaged installed materials with staining, warping or mold growth.

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Want to learn more Proactive Controls!!! Email Alan Sutherland, CIH, CHMM at a.sutherland@aetinc.biz. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services we provide at our website at www.aetinc.biz.