

DOUBLE TROUBLE: Mold & Moisture



Action Planning Guide

As you listen to this presentation, use the chart in your Action Planning Guide to write down any key strategies to install the Six Technical Solutions in your district.



Indoor Air Quality (IAQ)

Deadly Mold

If you believe that mold is a crisis in the past, you are mistaken.

"A woman who is accused of murdering her husband told a Michigan court that the real culprit is toxic mold in her house."

*Indoor Environmental Connection
April 2011*

**Implement Best Practice:
Protect health and property.**

Indoor Mold Food Sources

- Drywall
- Wood
- Ceiling tiles
- Books
- Paper
- Spills
- People grease
- Organic



Prevent Mold: Clean

- Dry area
- Remove moldy items
- Remove wet items
- Clean mold off all hard surfaces



Prepare for Water Intrusion

Set up routine inspections to find interior leaks and inspect the building envelope

- Tools for Schools walk thru inspections
- Annual roof inspections (building envelope)
- Make your procedures a standard
- Train M & O staff and occupants
- Prepare for water events
 - Equipment, procedures, contractors

Building Envelope



New Roof



Document Drought Settlement and Follow-up



Interior Inspections Seven Year Old School



Water Source



What is in the wall cavity



Plumbing



30 Year Old School



Water Wicking



Tramex Moisture Meter

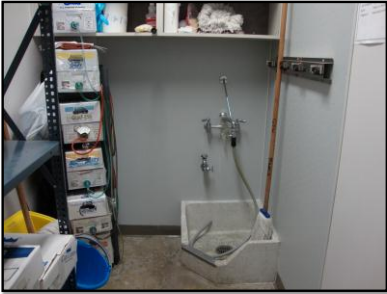


Moisture Travels



BEFORE



AFTER**Look for Visual Signs****Look for Visual Signs- Pink Spots****Evidence of Exterior Water Intrusion****Look for Exterior Signs****It's not Raining**

Roof Drain



Ceiling Tile

- Remove wet or damaged ceiling tile
- Use standard procedures
- Protect employees and occupants



Caulking at Sinks



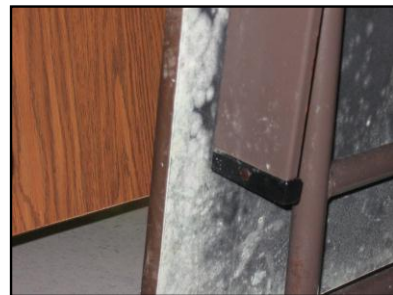
Portable Buildings



Summer Humidity in Portable Buildings



Cafeteria Tables



Not Mud but Mold!



Prepare for Water Intrusion

Water events need planning

- Know your where your equipment is located
- Know that you have the equipment you need or where to rent
- Use the EPA Guidelines “Mold Remediation in Schools and Commercial Buildings”
- Train maintenance, operations, and construction (and when needed building occupants)

Occupant Behavior



Water Extraction



Drying Equipment



Cost Savings

- Low cost implementation
- Improve student attendance
- Reduces risk of crisis
- Reduces risk of major remediation
- Lower risk mitigation costs
- Prolong the building life
- Reduced Pest Management costs



Resources

- EPA's "Mold Remediation in Schools and Commercial Buildings:
http://www.epa.gov/mold/mold_remediation.html
- Building Science's "Mold, Moisture, & Indoor Air Quality" and "Humidity Control in the Humid South" by Joseph W. Lstiburek. Read: Building Air Quality
<http://www.buildingscience.com/index.html>
- Works by Terry Brennan, available on the EPA website and elsewhere.