

**“M6: Mold, Moisture, Misery, Money,
and Myth – Plus MANAGEMENT”**

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Buildings and Mold Alliance Update

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NIBS Mission

- **Chartered by the US Congress in 1974 as an “authoritative national source” of knowledge on matters related to building science and technology.**
 - **Directed to serve the public by, among other things:**
 - promoting a more rational building regulatory environment and**
 - convening knowledgeable and affected interests to seek solutions to building community problems and needs.**
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Examples of NIBS Documents

- **Asbestos Abatement Guide Specifications**
- **Asbestos Operations and Maintenance Manual**
- **Lead-Based Paint Abatement Guide Specifications**
- **Lead-Based Paint Operations and Maintenance Manual**

NIBS' Strengths

- **Speed**
Can produce a document in 6 months
- **Consensus**
- **Balance**
- **Talent**
Staff
Volunteer committee members

Why Is this Alliance Important?

- **Logical and rational approaches are needed.**
- **Consensus is important to determine what is adequate and reasonable.**
- **Consensus is defensible.**
- **The Alliance is focused on your agenda.**

Building and Mold Alliance Objectives

- **Provide a forum for a private/public partnership of stakeholders to define problems and identify solutions**
- **Develop guidance documents (pre-standards, standards, specifications)**
- **Develop needed design and practice tools**
- **Initiate and support clearinghouse functions**
- **Identify knowledge gaps**

Board of Direction

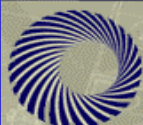
- **Environmental Bankers Association**
- **Fannie Mae**
- **Freddie Mac**
- **Mortgage Bankers Association of America**
- **Building Owners and Managers Association**
- **Associated General Contractors of America**
- **National Multi-Housing Council**
- **Naval Facilities Engineering Command**
- **Army Corps of Engineers**

Board of Direction

- **US Air Force**
- **American Institute of Architects**
- **General Services Administration**
- **Department of Veterans Affairs**
- **Department of Energy/Oak Ridge National Laboratories (ORNL)**
- **American Architectural Manufacturers Association**
- **American Forest & Paper Association**
- **American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)**

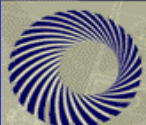
PRE-STANDARDS FOR MOLD AND MOISTURE MANAGEMENT IN BUILDINGS

- 1. Building Condition Assessment Methodology for Mold Vulnerability**
- 2. Mold and Moisture Remediation Manual**
- 3. Building Moisture and Mold Operation and Management Guidance Manual**
- 4. Building Design Guidance Manual for Mold Prevention**
- 5. Mold Prevention Construction Guide Specifications**



1. BUILDING CONDITION ASSESSMENT METHODOLOGY FOR MOLD VULNERABILITY

- **Focus** – **Parameters related to moisture and/or mold**
 - Sources of moisture in buildings
 - Climatic and geographic factors
 - Design and construction documentation
 - Physical condition assessment of all relevant building systems (envelope, roof, basement, plumbing, HVAC)
 - Operation and maintenance assessment
 - Building history related to water intrusion and mold
 - Site mold inspection (when and how often)



2. MOLD AND MOISTURE REMEDIATION MANUAL

- **Focus** – **Techniques related to moisture and/or mold**
 - Techniques for controlling visible mold amplification
 - Techniques for identifying and managing concealed space mold amplification and reservoirs
 - Techniques for controlling moisture in buildings



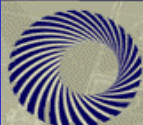
3. BUILDING MOISTURE AND MOLD OPERATION AND MANAGEMENT GUIDANCE MANUAL

- **Focus**
 - **Parameters related to management of moisture and/or mold**
 - Addressing occupant and tenant complaints
 - Sources of moisture in buildings
 - Climatic and geographic factors
 - Design and construction documentation
 - Building history related to water intrusion and mold
 - Inspection procedures
 - Repair and maintenance operations
 - Preventive maintenance
 - Communication of risk
 - Identifying remediation options and contracting for remediation



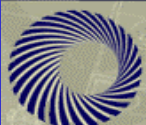
4. BUILDING DESIGN GUIDANCE MANUAL FOR MOLD PREVENTION

- **Focus – Parameters for prevention of moisture and/or mold problems**
 - Prevention of moisture penetration, accumulation, and entrapment
 - Climatic and geographic factors
 - Material selection
 - System design and system vulnerabilities
 - Installation requirements and guidance
 - Life cycle cost estimation



5. MOLD PREVENTION CONSTRUCTION GUIDE SPECIFICATIONS

- **Focus**
 - **Parameters for prevention of moisture and/or mold problems**
 - Prevention of moisture penetration, accumulation, and entrapment
 - Climatic and geographic factors
 - Material selection and specification
 - System specification
 - Packaging and delivery of materials and products
 - Storage of materials and products on the construction site
 - Construction sequencing and protection to prevent moisture damage



Results of December 10, 2003, Meeting

- **The three top priorities are Assessment Methodology, Building Design Guidance, and Operation and Maintenance Guidance.**
- **Different Alliance members have different needs.**
- **NIBS is seeking funding.**
- **With sufficient funding, products can be developed simultaneously.**

Critical Piece of the Puzzle

- **NIBS must have funding!!!**
- **NIBS has some money committed, but not enough.**