

**SECTION 015300**

**MOLD PREVENTION MEASURES**

**PART 1 - GENERAL**

- 1.1 RELATED DOCUMENTS
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.
- 1.2 SUMMARY
- A. Section includes: Administrative and procedural requirements to help prevent mold contamination in construction. This section is in addition to requirements contained in Division 01 Section 015000, "Temporary Facilities and Controls".
- 1.3 SUBMITTALS
- A. Reports: Submit reports required in this Section, including but not limited to the following:
1. Sightings of existing mold
  2. Window and storefront testing
  3. Moisture contents of materials
  4. Exterior sealant cracks, damage, and deterioration
- 1.4 QUALITY ASSURANCE
- A. Pre-construction Meeting: Review requirements of this Section at Pre-construction Meeting.
- 1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
- B. Do not bring finish materials into building until building is in a conditioned state. Protect finish materials stored within building. Stage materials off the floor and cover with waterproof covering. Examples of these materials include, but are not limited to, insulation, gypsum products, wall coverings, carpet, ceiling tile, wood products, etc.
- C. Remove from Project site damaged materials or materials that have become wet. Do not install such materials.
- 1.6 PROJECT CONDITIONS
- A. Perform daily visual inspections of existing building for existing mold. Report sightings of mold to Architect.
- B. Remove water found within building during construction immediately.
1. Energize lift stations and sump pumps as early in Project as possible. Use temporary pumps if necessary to get water out of building and drain lines.
- C. Ventilation:
1. Verify that existing HVAC system is providing positive pressure in building.
  2. Provide adequate air circulation and ventilation during demolition phase(s).
  3. Seal off return air ducts and diffusers to prevent construction dust and moisture from entering occupied areas and HVAC system.
  4. Provide temporary outside air ventilation as building becomes enclosed.
- D. Maintain clean project site, free from hazards, garbage, and debris.
- E. Eating, drinking, and smoking are not permitted within building.
- F. Slope perimeter grades, both temporary and final grades, away from building structure.
- G. Verify that condensate pans drain properly beginning with initial installation.
- H. Flash roof penetrations immediately. Do not allow water to penetrate to floor below.
- I. Seal window openings prior to window installation with plastic to prevent moisture entry.
- J. Sprayed-on Fireproofing: Keep air moving throughout building when using sprayed-on fireproofing.
- K. Cover stored and installed ductwork and installed duct openings with plastic to prevent dust, debris, and moisture from entering ductwork. Repair damaged plastic barrier.
- L. Do not operate air handling equipment below 60° F supply air temperature until building is 100 percent enclosed.
- M. Monitor humidity and temperature for conformance to installation requirements defined by material and equipment manufacturers.
- N. Check moisture content of gypsum board prior to applying finishes. Record findings.

**PART 2 - PRODUCTS** (Not Used)

**PART 3 - EXECUTION**

3.1 **INSTALLATION**

- A. Roof Drains: Connect roof drains to risers and storm drainage lines as soon as possible.
- B. Floor Drains: Connect floor drains as soon as possible. Cover floor drains with tape during construction to keep construction debris from blocking drain. Clean out floor drain lines to mains prior to Substantial Completion.
- C. Wall Assemblies:
  - 1. Install exterior wall insulation, vapor retarder, and gypsum board only after building is enclosed.
  - 2. Keep bottom of installed gypsum board off floor ½ -inch.
- D. Cavity Conditions: Clean and inspect cavity conditions prior to covering, sealing, or restricting access. Vacuum-clean cavity spaces prior to covering or enclosing.
- E. Sprayed-On Fireproofing: Remove sprayed-on fireproofing overspray immediately.
- F. Plumbing: Pressure test plumbing piping identified as insulated on Project prior to installation of insulation.
- G. Roof Mounted Equipment: Inspect rooftop units and other roof-mounted equipment for signs of rain leaks immediately after first rain. Water test with hose immediately after installation. Seal leaks immediately.
- H. Windows and Storefront: Water test windows to manufacturer's and Project Manual's specifications. Record findings and forward to Architect.
- I. Sealants: Inspect exterior sealants for cracks, damage, or deterioration. Record findings and forward to Architect.
- J. HVAC Equipment (Permanent HVAC Equipment Used for Temporary Conditioning of Building During Construction Phases): Change filters and clean ductwork interior to remove dirt, dust, debris, and moisture buildup prior to turning Project over to Owner.

3.2 **ADJUSTING**

- A. Remove damaged materials or materials that have become wet. Replace with new materials.

3.3 **DEMONSTRATION**

- A. Train and educate Owner's maintenance personnel on use of building systems. Explain how improper operation and shutting down systems during off periods can create mold problems.
- B. Schedule with Owner a review of building for mold problems at 1-year warranty walk-through. Inspect exterior sealants and masonry joints for cracks and other damage or deterioration where water can penetrate building envelope.
- C. Explain to Owner the need for Owner to establish annual building review for mold.

**END OF SECTION**