HARVARD
Campus Services
ENVIRONMENTAL HEALTH & SAFETY

CONSTRUCTION ENVIRONMENTAL HEALTH & SAFETY EXHIBIT

MOISTURE CONTROL AND MOLD PREVENTION

I. General Requirements

1. It is the responsibility of the General Contractor to ensure that work is conducted and phased so that water and moisture do not pose a threat to either the project Employees or the building occupants. Water and moisture infiltration shall be considered when planning and phasing activities on the project.
2. The General Contractor, or his designee, is responsible for review and comment of roofing systems and details, waterproofing systems and details, HVAC systems and details (unless responsibility for this is expressly accepted by another party), vapor barrier design and details.
3. The Project Safety Manager shall ensure that all Employees potentially exposed to mold or water-borne illness possess the knowledge, training, and skill required to perform the duties for which they are assigned. In addition, a hazard analysis shall be completed prior to any operation, hazards shall be clearly identified, and hazard controls defined. The hazard analysis shall be reviewed with the work crews prior to the start of work, and where conditions change.

II. Moisture Control Plan

1. Where impact to the building envelope is anticipated or part of the project scope, the General Contractor shall develop and implement a Moisture Control and Mold Prevention Program, specific to that project's operations, which meets or exceeds the guidelines listed in this Standard.
2. The Moisture Control and Mold Prevention Plan shall address the following, at a minimum:
    a. Project phasing and logistical planning that ensures either temporary or permanent protection in place that prevents the infiltration of water/moisture into the building;
    b. Communication of expectations and restrictions to Contractors bidding project work;
    c. Construction of the building envelope, including the phasing and materials used;
    d. Storm water control and disposal;
    e. Methods used to seal the building envelope prior to placement and installation of finish systems or materials prone to water intrusion and mold growth;
    f. A water damage response protocol that addresses notification, inspection, documentation, actions, repair/replacement, and closeout.
    g. Pressurization of buildings or sections of buildings under construction (positive pressure maintained once sealed);
    h. HVAC protection, installation, and commissioning plans.

III. Moisture/Water/Mold Prevention

1. A pre-roofing conference shall be coordinated and chaired by the General Contractor. The roofing Contractor or waterproofer shall attend and participate in the meeting. The meeting shall address the requirements outlined in this Standard.
2. Upon construction of the roof level(s), and prior to installation of finish systems or HVAC, the General Contractor shall ensure the temporary sealed condition of the roof, including drain systems. Permanent roofing installation must be overseen and

inspected by either the manufacturer's representative or a qualified third-party inspector.

3. Waterproofing systems shall be designed by a Massachusetts-Registered Professional Engineer. Installation of waterproofing systems must be overseen and inspected by either the manufacturer's representative or a qualified third-party inspector.
4. Drywall, where installed on a wall, shall be installed a minimum of one-half (1/2) inch off the finished floor, unless otherwise dictated by contract drawings or details.
5. HVAC ductwork shall be covered in storage. Once installed, and prior to start-up, the open ends of ductwork shall be sealed.
6. HVAC air handling unit intakes or vents shall be filtered during construction. The condition of the filters shall be monitored by the HVAC Contractor and replaced as necessary.
7. Water leaks or infiltration must be responded to by the General Contractor within 24 hours.

IV. Moisture/Water/Mold Intrusion Response

1. Where water or moisture has intruded into the building or structure, the cause of the infiltration shall be determined and corrected. The water shall be removed immediately, and the area dried.
2. Where water has contacted materials or equipment, the material must be completely dried and inspected by the Project Safety Manager prior to installation. The equipment or materials shall be monitored daily for a period of one week following the event to ensure that no mold growth is present.
3. Where mold growth is observed, the affected areas shall be removed and disposed by qualified handlers working under a remediation plan, specific to the event.
4. Mold growth shall be reported to the HUPM or his designee upon observation. An inspection of the affected area, including the cause(s) related to the intrusion, shall be conducted by the General Contractor.
5. Documentation of water intrusion events, including descriptions of affected areas, abatement actions, and photographs shall be submitted to the HUPM and the applicable insurance company upon completion.