

Feature 12: Moisture Management

Part 1: Exterior Liquid Water Management

Part 2: Interior Liquid Water Management

Part 3: Condensation Management

Part 4: Material Selection and Protection

WELL Building Standard™ (WELL)™

WELL v1 with the Q1 2020 addenda

How to use this document:

This document is a guide for creating the documentation required for Part 1: Exterior Liquid Water Management, Part 2: Interior Liquid Water Management, Part 3: Condensation Management, and Part 4: Material Selection and Protection Feature 12: Moisture Management . This document is meant to demonstrate an acceptable degree of detail for a documentation submission. The level of detail is up to the discretion of the project team, as long as all of the requirements are sufficiently addressed.

- Part 1: Professional narrative outline and examples have been provided.
- Part 2: Professional narrative outline and examples have been provided.
- Part 3: Professional narrative outline and examples have been provided.
- Part 4: Professional narrative outline and examples have been provided.

The text is updated to the Q1 2020 version, which may vary from previous or future versions of WELL.

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FEATURE 12: MOISTURE MANAGEMENT

PART 1: EXTERIOR LIQUID WATER MANAGEMENT

EXAMPLE PROFESSIONAL NARRATIVE

- A. Site drainage, including the impact of any site irrigation, is addressed on the project property through:
 - a. *Example: The grade slopes away from the building to divert surface water.*
 - b. *Example: Surface water runs off into a retention basin.*
 - c. *Example: Irrigation system is designed and has controls programmed to minimize water usage at the site.*
- B. The local water table is considered through:
 - a. *Example: Sump pumps are located below grade and below water table.*
 - b. *Example: Project building is located on the portion of the project site situated maximum distance above the water table.*
- C. Liquid entering from outside the building is addressed at building penetrations (especially windows and plumbing/electrical/mechanical penetrations) through:
 - a. *Example: The drainage plane is designed to be watertight at all joints and penetrations.*
 - b. *Example: Windows were installed with waterproof flashing tape to prevent water entering through the jamb.*
 - c. *Example: Project team specified and implemented weatherproofing best practices throughout the entire building envelope.*
- D. Porous building materials that are connected to exterior sources of liquid water are addressed through:
 - a. *Example: No porous building materials are connected to exterior sources of liquid water*
 - b. *Example: Pervious pavement allows for adequate drainage.*
 - c. *Example: Exterior porous building materials are quick-dry and mold-resistant.*

PART 2: INTERIOR LIQUID WATER MANAGEMENT

EXAMPLE PROFESSIONAL NARRATIVE

- A. Plumbing leaks are addressed through:
 - a. *Example: Thorough visual checks and quarterly testing of plumbing equipment.*
 - b. *Example: Leak detection systems installed on major potable water usages in the project building.*
 - c. *Example: Taking weekly water meter readings and looking for abnormalities in water usage. If deemed necessary, submetering techniques are implemented to pinpoint leaks.*
- B. “Hard-piped” plumbing appliances are addressed through:
 - a. *Example: Pressure testing and inspecting lines for leaks.*
 - b. *Example: Pressurizing the supply line to design values and drain lines can hold standing water.*
 - c. *Example: Rooms with hard-piped plumbing appliances (such as laundry rooms) have floor drains, and the floor is sloped towards drains.*

- C. Porous building materials connected to interior sources of liquid water are addressed through:
 - a. *Example: No porous building materials connected to interior sources of liquid water.*
 - b. *Example: Drywall that could potentially be exposed to moisture is mold resistant.*
- D. New building material with “built-in” high moisture content or building materials wetted during construction but now on the inside of the building are addressed through:
 - a. *Example: Moisture-sensitive and porous materials were protected during transport and storage in a weather-protected shelter.*
 - b. *Example: All wet materials were dried prior to enclosing within building assemblies*
 - c. *Example: Drywall that could potentially be exposed to moisture is mold resistant.*
 - d. *Example: A mold consultant inspected the project space on multiple occasions throughout the construction process to determine if any materials required removal due to wetting / mold potential.*

PART 3: CONDENSATION MANAGEMENT EXAMPLE PROFESSIONAL NARRATIVE

- A. High interior relative humidity levels, particularly in susceptible areas like bath and laundry rooms and below-grade spaces, are addressed through:
 - a. *Example: Exhaust fans are installed in high humidity areas, including the bathroom and laundry rooms.*
 - b. *Example: Installation of non-porous materials for all walls, floors and ceilings.*
 - c. *Example: Humidity sensors are installed and connected to BMS system. When humidity levels hit set-points, ventilation in the rooms is increased until humidity levels drop.*
- B. Air leakage which could wet either exposed interior materials or interstitially “Hidden” materials are addressed through:
 - a. *Example: Exhaust fans in susceptible areas.*
 - b. *Example: Envelope is designed with a continuous air barrier, with a focus on minimizing potential air leakage in areas such as joints, penetrations and other breaks in the building envelope. Materials constituting the envelope have a maximum air permeability no greater than 0.004 cfm / ft².*
 - c. *Example: Envelope is designed with a continuous vapor barrier, with a focus on potential vapor leakage in areas such as joints, penetrations, and other breaks in the building envelope.*
- C. Cooler surfaces, such as basement or slab-on grade floors, or closets/cabinets on exterior walls are addressed through:
 - a. *Example: These spaces are insulated.*
 - b. *Example: These spaces are outside of the continuous air and vapor barriers to prevent moisture from entering inside the regularly occupied spaces of the project.*
- D. Oversized air conditioning units are addressed through:
 - a. *Example: Condensate drain line that is regularly maintained.*
 - b. *Example: Mechanical engineering team designed space so that oversized air conditioning units were not required.*

PART 4: MATERIAL SELECTION AND PROTECTION

EXAMPLE PROFESSIONAL NARRATIVE

- A. Exposed entryways and glazing are addressed through:
 - a. *Example: Installation of revolving doors with materials that are suitable for exterior use.*
 - b. *Example: Installation of weatherproofing on all windows and entryways.*
- B. Porous cladding materials are addressed through:
 - a. *Example: No porous cladding material.*
 - b. *Example: All materials are moisture-tolerant and non-porous.*
 - c. *Example: All porous cladding materials are exterior to the vapor barrier.*
- C. Finished floors in potentially damp or wet rooms such as basements, bathrooms and kitchens are addressed through:
 - a. *Example: Installation of tiled floors*
 - b. *Example: Furniture and furnishings are quick-dry and mold resistant.*
- D. Interior sheathing in damp or wet rooms are addressed through:
 - a. *Example: Tiled floors and walls.*
 - b. *Example: Exhaust present in susceptible spaces.*
 - c. *Example: No damp or wet spaces present in project.*
 - d. *Example: Interior sheathing is quick-dry and mold resistant.*
- E. Sealing or storing of absorptive materials during construction are addressed through:
 - a. *Example: These materials are stored in a warehouse until interior space is enveloped.*
 - b. *Example: Materials are stored on pallets and covered with plastic sheeting when not in use on the construction site.*
 - c. *Example: Absorptive materials are stored in secure dry locations in fully enclosed portions of the job-site so they're not subject to weather and also away from areas where there is potential for spills.*