

Controlling Undesired Moisture is Key

EnviroTec Group is a division of StructureTec which partners with various environmental consultants to assist clients with Indoor Air Quality (IAQ) problems related to moisture infiltration and mold.

IAQ Background

IAQ issues have become a major concern over the last twenty years. This concern can be linked to the energy crisis of the mid-1970's. The crisis led to



a revision of architectural standards and practices, as well as a revision of HVAC systems to minimize the loss of energy. An increase in indoor air pollutants and concentrations was the unexpected result of these revisions.

Mold 101

Mold has only four basic requirements for growth: "starter material," correct temperature, nutrient source, and moisture. The starter material (the actual mold) is everywhere, inside and outside, in the air we breathe everyday. It generally has no effect on us because the concentration is so low. The second requirement is correct temperature. Most indoor environments will be conducive for mold because molds grow at the same temperature we keep our indoor air for comfort. The third requirement is a nutrient source. Nutrient sources include drywall, carpeting, and many other building materials. Therefore, there is almost no control over the first three requirements for mold growth. They are present in almost every indoor environment.

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The only component which can be controlled is the fourth requirement for mold growth, moisture. Keeping undesired moisture out of a building is the only way to ensure against mold problems.

Services

EnviroTec works with building owners to solve mold problems. Mold problems are generally caused by water leakage from the outside. It is vital that the

Initial Evaluation

- Physical inspection
- Discussion with occupants
- Total building envelope survey
- Review of HVAC system
- Measurements/samples to gauge air quality parameters
- Analysis of bioaerosol samples

In-Depth Evaluation

- Additional inspection
- Collection of bioaerosol, bulk, and swab samples
- Wall/ceiling cavity inspection with boroscope/holes
- Total building envelope evaluation
- Report of findings
- Conclusions
- Recommendations for corrective actions
- Photo documentation

- **The deliverables produced by EnviroTec can include an initial evaluation, mold sampling and analysis, an in-depth evaluation, a specification or work plan, bidding assistance, field review, and a final report.** ■



BENEFITS

- Provides full service capacity for environmental & building envelope concerns
- Provides the total solution for all aspects of the problem
- Provides project management to ensure that the entire project is completed with the highest attention to detail
- Ensures that the various segments of the project are coordinated
- Ensures that administrative criteria is detailed, providing needed documentation for sensitive issues
- Provides oversight for all subtrades - general, mechanical, restoration, and environmental
- Ensures a quality project with the highest return on investment

tureTec brings the needed structure and experience to the project, ensuring that all aspects of the problem and the solution are coordinated and that there is the highest attention to detail throughout the entire project.

Conclusion

EnviroTec is a single-source environmental resource. By offering specialized knowledge in both the areas of environmental and building envelope concerns, EnviroTec is able to provide the whole solution for the entire problem, providing our clients with the assurance that the entire situation will be resolved. ■

leakage be eliminated along with removing and remediating the mold in order to truly solve the problem. Environmental specialists are becoming very efficient at removing the mold; however, many do not have the building knowledge, expertise, and experience to deal with the moisture intrusion. Their work may correct the immediate problem, but unless the cause of the leakage/moisture is detected and corrected, the problem will likely return, potentially much worse than the first time.

StructureTec's expertise and capabilities as a total building envelope consultant enables us to partner with an environmental specialist and solve the entire problem. By providing project management services, Struc-



Total Building Envelope Management SolutionSM

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