

# MechSE WELLness

## W07 Moisture Management

**Intent: Limit the potential for bacteria and mold growth within buildings from water infiltration and condensation.**

Excess moisture in buildings creates conditions conducive for mold and other biological pests, which can then increase the risk of developing respiratory infections and asthma. Moisture can damage the building itself by creating an environment desired by insects and destructive pests, corroding metal components, and degrading porous materials. This water can enter via rain penetration into the building or condensing on cold surfaces.

**Impact: By effective design, a facility can make conditions inhospitable to mold, microbes, pests, reducing the risk to respiratory health.**

### **What are the requirements to earn this credit?**

1. An exterior, continuous drainage plane is constructed on interior of building cladding.
2. Capillary break methods are introduced to prevent wicking of porous materials.
3. Specify moisture resistant materials and/or protect moisture-sensitive materials at entryways, porous cladding materials, and finished floors in basements and bathrooms.

### **How is MechSE accomplishing these requirements?**

The facility envelope design contains an air gap behind the building façade for free-draining of moisture that may penetrate the cladding. On regular intervals, small gaps with netting can be observed in the façade where water is able to weep to grade. Our first floor entries have a terrazzo finish, which is moisture resistant. Our basement floor has a sealed and polished concrete finish which is also moisture-resistant.

