ENERGY SERIES: What Can Builders Do to Help Prevent Moisture Problems in New Construction?

Buildings should be designed and built to provide comfortable and healthy levels of relative humidity (40-55% relative humidity). They should also prevent both liquid water from migrating through building components and water vapor from being trapped in building assemblies, like walls.

Moisture prevention includes quality construction to shed water away from the building and its foundation; vapor (region dependent) and air barrier systems that hinder the flow of air infiltration and water vapor; quality building products and installation that can help reduce the chance of leaks; and cooling and heating systems designed to provide comfort throughout the year. The following checklist provides a list of actions that you and your builder can do, or install, in your home to make it less prone to moisture problems.

Building Features

• Perms are a traditional unit of water vapor permeability. Is shows the ability of a material to permit the passage of water vapor.
• Understand the vapor openness of the materials:

<table>
<thead>
<tr>
<th>Vapor Retarder</th>
<th>Permeability</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class I</td>
<td>&lt; 0.1 perm</td>
<td>Plastic wrap</td>
</tr>
<tr>
<td>Class II</td>
<td>1.0 – 0.1 perm</td>
<td>Kraft-faced fiberglass batt</td>
</tr>
<tr>
<td>Class III</td>
<td>&gt;1.0 perm</td>
<td>Drywall, plywood</td>
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</tbody>
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• No Class I on inside or outside of walls in mixed, humid climates
• All armored/metal hoses from service to appliance
• All Air Handler Units (AHUs) equipped with secondary drain pan and automatic shutoff
• Conduct a plumbing integrity test

Site / Elevation / Slab

• Finished floor level at least 12" above 100-year flood plain
• Grade level under floor (slab, stem wall, crawl space) is at least 8" above the surrounding finished grade, including landscaping
• Grade slopes away from building on all sides for proper drainage
• Drainage tile on and around top of footing
• Drainage board for below grade walls
• Garage floor elevation and appropriate driveway slope

Outside House

Walls

• 8” or greater clearance between building exterior cladding and final earth grade, including landscaping
• Siding and exterior trim primed on all sides

Exterior Flashing

• All exterior flashing installed per manufacturer’s instructions and/or per Energy and Environmental Building Association’s Water Management Guide specifications

Roof

• Roof slope > 3-in-12
• Eaves at least 18" and rake (gable) at least 12"
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