A vapor barrier could either be a part of the building envelope or <u>pipe wrapping</u> and is a <u>key element to reduce the chance of mold either with-in the wall or under the pipe insulation.</u>

Frequently, the pipe vapor barrier will be installed prior to any other construction activity in the area. The vapor barrier will be installed properly and fully sealed, however, damage will occur to the vapor barrier due to another trade, such as a carpenter, electrician, plumber, etc., or something will be in the way and compress the insulation, or just simply get nicked during another trades installation.

This will be an issue on all jobs, and throughout the entire construction process and needs to be reviewed & corrected several times through-out the process.

Corey Zussman, AIA, NCARB, RBEC - Director of Quality Management

Observed Situation

1. Tears in building envelope vapor barrier during/after installation.

2. Tears in the pipe insulation/vapor barrier during/after installation.

3. Pipes in direct contact with another metal (dissimilar) with no insulation or vapor barrier.

4. Compressed pipe insulation = reduced R-value and modification to the dew-point location towards the pipe.
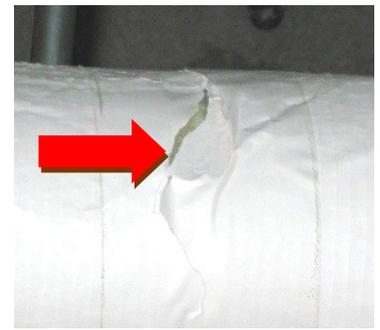
Job Site Observance and Review

1. Review vapor barrier installation once the installation is complete. Make sure all the joints are properly taped and any holes sealed.

2. Notify all trades that, as they work around newly installed vapor barrier, they need to be careful and make sure Pepper's superintendent is aware of ANY damage noticed or caused during their work.

3. Mark any vapor barrier breeches in green or red in order for future identification prior to any ceiling or wall installation.

4. Review the vapor barrier installation one more times after secondary trades have been in the area and **prior** to any ceiling or wall installation.

Sometimes, things just get in the way and are cut out by one trade with no regard for another.

The vapor barrier integrity is critical from keeping water from dripping on ceiling tile and supporting the creation of mold.

BREAKING GROUND >>>