

PAS 64:2013

Mitigation and recovery of water damaged buildings – Code of practice



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Foreword

This PAS was co-sponsored by the National Flood School, Action Dry Emergency Services Ltd, Cunningham Lindsey, the Environment Agency and Rameses Associates Ltd. Its development was facilitated by BSI Standards Limited and it was published under licence from The British Standards Institution. It came into effect on 30 July 2013.

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- National Flood School
- University of the West of England, Bristol

Acknowledgement is also given to those individuals and organizations that submitted comments during the public consultation.

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This PAS is not to be regarded as a British Standard. It will be withdrawn upon publication of its content in, or as, a British Standard.

Use of this document

It has been assumed in the preparation of this PAS that the execution of its provisions will be entrusted to appropriately qualified and experienced people, for whose use it has been produced.

As a code of practice, this PAS takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care

should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this PAS is expected to be able to justify any course of action that deviates from its recommendations.

BSI permits the reproduction of the text in Annex M, on pages 44 to 46.

Supersession

This PAS supersedes PAS 64:2005, which is withdrawn.

Presentational conventions

The provisions in this PAS are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is "should".

Commentary, explanation and general informative material is presented in italic type, and does not constitute a normative element.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with this PAS does not of itself confer immunity from legal obligations.

Particular attention is drawn to the following specific regulations:

- The Management of Health and Safety at Work Regulations 1999 [1]
- The Electricity at Work Regulations 1989 [2]
- The Provision and Use of Work Equipment Regulations 1998 [3]
- The Special Waste Regulations 1996 [4]
- The Health and Safety at Work etc Act 1974 [5]
- The Workplace (Health, Safety and Welfare) Regulations 1992 [6]
- The Control of Asbestos Regulations 2006 [7]
- The Construction (Design and Management) Regulations 2007 [8]

Introduction

Water damage to a building can lead to increased public health risk and a reduction in its value and usefulness, which can increase over time if not dealt with in a managed and co-ordinated way.

Mitigating water damage by effective drying solutions is an important part of the total recovery process. Cleaning protocols and assessment of indoor air quality might also be required depending on the profile of the water damage incident.

This PAS provides recommendations and guidance for the restoration of a water damaged building from the initial incident to the point at which repair and reinstatement commence.

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1 Scope

This PAS gives recommendations for the mitigation and recovery of buildings damaged by water. It is applicable to all forms of water damage to buildings.

It covers the mitigation and recovery process including:

- a) initial inspection of a water damaged building;
- b) setting drying and cleaning goals (including air quality goals);
- c) selecting the drying and cleaning techniques and equipment to be used;
- d) monitoring the drying and cleaning progress;
- e) verifying drying and cleaning goals have been met;
- f) documentation for provision to the customer.

It also provides further guidance to support the application of this PAS including descriptions of techniques and equipment in current use, example forms and example calculations.

This PAS does not cover building repair and reinstatement. However, it is recognized that the restorative drying process is a primary stage of the overall repair and reinstatement process.

It does not cover the restoration of contents other than the implications for drying or restoring the building.

It is for use by restorers and may be of interest to building owners and occupiers, insurance companies and their representatives and those involved in the subsequent repair and reinstatement of a building.

2 Terms and definitions

For the purposes of this PAS, the following terms and definitions apply.

2.1 air

invisible gaseous substance which has the capacity to carry moisture in varying, measurable quantities

2.2 atopic

pre-disposition towards developing an allergic hypersensitivity reaction

NOTE A person with atopy will typically have one or more of the following hypersensitivity reactions: eczema (atopic dermatitis), allergic rhinitis (hay fever), allergic conjunctivitis or allergic asthma. People with atopy also have a tendency to have food allergies.

2.3 building

main structure with walls and roof plus its permanent fixtures and fittings

NOTE 1 Examples of permanent fixtures and fittings include sanitary appliances and fitted kitchens.

NOTE 2 Buildings insurance policies usually include outbuildings but cover is policy specific and may be referred to in the event of a claim.

2.4 cleaning

process of locating, identifying, containing, removing and disposing of unwanted substances, odour and staining from an environment or material to reduce damage or harm to human health, animals, wildlife or valuable items