

IICRC S-500 Standards
Water Damage Restoration
Basic Guideline

Evaluate category of water loss,
location and source

CAT 1

Clean Water: Sanitary, originates from source not posing substantial harm to humans.

CAT 2

Gray Water: Contaminated, contains a significant level of contamination and may cause discomfort or sickness.

CAT 3

Black Water: Grossly Contaminated, contains pathogenic (disease causing) agents. Includes sewage.

Determine extent of water migration (size), moisture content of flooring materials, sub floor, wallboard, framing, cabinets and other effected materials to determine the scope of work.

Extract water with a subsurface extraction tool and a high velocity extractor designed for water removal. Proper equipment will remove water deep within carpet and cushion to increase drying efficiency.

Dry carpet, pad, and contents in place

Padding should not release water when squeezed if proper extraction was done

Use HEPA air filtration with drying equipment to air scrub airborne particulates

Remove and dispose of padding

Stream clean carpet with an EPA approved carpet cleaning sanitizer and wipe down affected materials

Use HEPA air filtration with drying equipment to air scrub airborne particulates.

Set up containment and establish negative air with HEPA filtration

Remove and dispose of porous contaminated materials: carpet, pad, base, tack strips, dry-wall, etc.

Clean with an EPA approved disinfectant all sub-floors, structural framing, and other affected hard surfaces.

Evaluate materials to be dried and cubic footage of affected area for drying equipment placement. Contain unaffected areas to maximize drying efficiencies. Setup air-movers, dehumidifiers and wall drying systems.

Consider paint, trim, and wall coverings. If required remove base to install wall cavity drying equipment.

Document atmospheric and moisture content readings at lease every 24 hours. Manipulate equipment as needed until structural components reach their dry standard.

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