



Good drying conditions are necessary.

Drying Conditions & Considerations

Before, during, and after installation of a Maxxon® Underlayment, building interior shall be enclosed and maintained at a temperature above 50 °F (10 °C) until structure and subfloor temperatures are stabilized.

It is vital to maintain a low relative humidity both before and after placement of Maxxon Underlayments. The general contractor must provide and maintain correct environmental conditions to keep the building clean, dry, and protected against infestation of moisture from a variety of potential sources. Moisture can be introduced by other trades through spillage, tracked in mud and rain, plumbing leaks, etc. Often stored in damp conditions, building products may arrive on-site laden with moisture that releases after installation. Outside sources such as rain, snow, wind, etc. can also increase moisture levels.

The general weather conditions must also be taken into account by the general contractor when determining the best course of maintaining drying conditions for the success of all building products.

Controlling moisture levels in the building, through appropriate trade sequencing and prevention of potential damage by other trades, is the responsibility of the general contractor. The general contractor must supply mechanical ventilation and heat if necessary. Oftentimes, opening the windows for ventilation is adequate. However, due to various environmental conditions, it may be necessary for the general contractor to supply mechanical ventilation, heat, dehumidifiers, air conditioners, and other resources to remove moisture from the air. These controls fall under the scope of the general contractor — not Maxxon Corporation nor the Maxxon Underlayment installer.

While Maxxon does not consider itself an expert on mold issues, you may find it helpful to consider the following:

- Maxxon Underlayments are inorganic and provide no source of nutrients to sustain mold growth. Mold growth can occur as a result of prolonged contact with moisture on construction materials that do provide a food source for mold. Moisture can be introduced by other trades, building products, weather, and construction processes. Building products that were stored in damp conditions can release moisture after installation.
- Some industry resources indicate that one of the keys to controlling mold, mildew, and other biological growth is to keep the relative humidity of the area below 70%. (See references)

Keep in mind the Maxxon Underlayment is only one component of the building. Installation and drying/curing of all components must be handled as the requirements and environment of each job necessitate. Maxxon makes no claims as to being a mold expert. The ultimate success of the moisture control in a building relies on the general contractor taking into account all aspects of moisture on the project – building materials, moisture intrusions, ambient air conditions, construction processes, etc.

References

- ASTM International “Moisture Control in Buildings – The Key Factor in Mold Prevention” 2nd Edition
- www.epa.gov, Indoor Air Quality “Mold Course” July 2007
- US Army Corps of Engineers, Construction Engineering Research Laboratories, “USACERL Technical Report 99/03”

Notes & Limitations

- During construction, general contractor must place temporary wood planking over underlayment wherever it will be subjected to heavy wheeled or concentrated loads.
- Maxxon Underlayments are not to be used on or below grade, except over well-drained structural substrates as determined by the general contractor. They should also not be used in areas that have prolonged contact with water.
- Maxxon Underlayments cannot resist stresses caused by sudden structural movement.
- The structural subfloor and floor joist must comply with manufacturers' maximum span criteria. Typically a deflection limitation of L/360 is adequate for Maxxon Underlayments. Some floor coverings such as marble, stone, travertine, and ceramic tile may require a stiffer floor system. Maxxon Underlayments are non-structural and therefore cannot be expected to reinforce structurally deficient subfloors. The general contractor, architect, specifier, or building owner should make necessary allowances for expected live, concentrated, impact, and/or dead loads including the weight of finished floor goods and setting beds.
- Expansion joints in all types of work shall be brought through the underlayment.
- Maxxon Underlayments require a floor covering. Contact your Maxxon dealer for recommendations for adhering floor goods. Call or write for a copy of the brochure *Procedures for Attaching Finished Floor Goods to Maxxon Underlayments*. It is the responsibility of the floor goods installer to determine the compatibility of their product with a particular floor underlayment.
- Maxxon Underlayments are "breathable" and not a vapor barrier. The general contractor, architect, specifier, or building owner shall test below grade, on grade, or elevated slabs for MVER (ASTM F1869-09) or RH (ASTM F2170). If the MVER or RH of the concrete substrate exceeds the floor covering manufacturer's respective requirements for the finished floor system, the concrete should be treated with a moisture vapor barrier, such as Maxxon DPM or Maxxon MVP, before installing a Maxxon Underlayment.

