



From Conception to Certification – The Development of Certified Protocols

Gainesville, FL - Spiderman S. Mulholland, a leading forensic expert on building envelope, water intrusion, toxic mold, and Chinese Drywall of U S Building Consultants, Inc. (USBCI), took on the challenges of developing another national protocol for the construction industry for Chinese or other defective drywall. Mr. Mulholland, with the help of a workgroup called Defective Drywall in America (DDIA) and the Building Envelope Science Institute (BESI), have worked day and night to bring about a cost effective protocol that helps homeowners and builders who have been devastated by the Chinese drywall disaster.

Mr. Mulholland understands that standardization of inspection and remediation protocols are essential in bringing a viable solution to the current crisis. Mr. Mulholland together with the other members of the DDIA workgroup completed protocols that allow homes to be certified clean and be provided with a proposed home warranty from National Construction Warranty Corporation against future problems related to defective drywall. In fact, the certification program offered through the Institute (BESI) instructs licensed and approved state contractors in the remediation of defective drywall. The proposed warranty is contingent on all the drywall being removed and replaced by tested domestic products. The certification and proposed warranty is also available for homes that do not have defective drywall to help prevent loss of resale value that is currently plaguing the residential real estate market.

The development of these protocols are not new to Mr. Mulholland who has previously helped author two (2) other national certification programs and was an instructor on a national level for over 15 years.

The Protocols

Homeowners, builders, and tradesmen in the construction industry have to be aware of remediation efforts that will help or harm clients across the U S that have found themselves in the biggest Environmental disaster in U S housing history. Convincing people to leave the drywall in their homes, in our opinion, is a failed methodology when it comes to basic remediation efforts. The first priority should



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be to remove the source and restore human health and life safety of the occupants along with the integrity of the structure. If a solution cannot achieve these basic elements, it should not even be considered as a viable solution moving forward.

Based on Mr. Mulholland's twenty five years in remediation, it has never been an acceptable practice to leave the source of the problem in the homes. Based on standard remediation practices, if it's mold, asbestos, meth labs toxins, toxic industrial elements, or defective products, it has to go. Anything short of removing source opens up a lot of different complications that homeowners may find themselves up against, whether remaining in the home or selling their number one investment.

Anytime you leave the source of the contamination in a home, you are just asking for trouble down the road. In our opinion, people are not looking for a Band-Aid solution when it comes to their number one investment; they want real solutions that are both economical and scientific sound.

The entire program has been designed out of the workgroup Defective Drywall in America (DDIA) which included top analytical scientists, chemists, toxicologists, a major university, consultants in the environmental field and twelve (12) business sectors that were considered in the development of the certified protocols.

The design of the approach is simple, remove the defective product, remove the toxic chemicals out of the construction materials through a diffusion process, remove damaged construction materials (i.e. copper wiring), chemically treat the wood and construction materials left in the home, decontaminate the owners' belongings, certify the process with third-party inspections and peer review, and submit the paperwork for a proposed home warranty while maintaining a check and balance system to ensure quality control.



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What makes it certified:

The Merriam-Webster online dictionary (www.merriam-webster.com/dictionary) provides the following definitions.

Certify - to attest authoritatively, to attest as being true, to guarantee, to recognize as having met special qualifications (as of a governmental agency or professional board)

Certified - having earned certification, genuine, authentic

Authentic - authoritative, worthy of acceptance/belief as conforming to or based on fact

First, the basis of the protocols are derived from numerous hours of hands-on inspections, research, networking with top professionals in a variety of specialties (toxicology, metallurgical & failure analysis engineering, chemist, professors in analytical sciences, etc.), and having independent laboratories that included Analytical Research Systems, Inc. (ARS, Inc.), Centek Laboratories, LLC, Unified Engineering, Inc., Columbia Analytical Services, Inc., Assured Biotechnology Corporation, BSC Laboratories, Inc., and the University of Florida (ATCL, MAIC, MSE, & UFTTG) performing analytical testing and/or review of documentation pertaining to defective drywall.

The protocols are based on known facts collected during inspections and research/analysis conducted by qualified professionals over several months that involved peer review of each step of the way to the final protocols. The protocols are a work-in-progress, meaning that as more scientific methods become available the protocols are flexible enough to adapt to the new information; after all, the protocols were developed based on the current science.

Secondly, the home inspections performed by Certified Defective Drywall Inspectors (CDDI) require a peer review for accuracy, clarity, and thoroughness; and the remediation process requires third-party inspections by Certified Defective Drywall Consultants (CDDC) to validate that the remediation protocol was properly followed by the Certified Defective Drywall Remediator (CDDR) and a peer review of the consultant's report is conducted for final validation before submittal to the National Construction Warranty Corporation for the proposed home warranty. The protocols have a built-in



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quality control mechanism that utilizes the third-party inspectors and peer review to ensure the quality and consistency of the inspection and remediation processes.

The professionals in the DDIA workgroup and at the Institute (BESI) have established special qualifications for those that are being certified, for instance a consultant or remediator is required to a minimum of seven (7) years experience as field supervisor, project manager, building/general contractor, construction consultant in the environmental, restoration or general construction field or related industry and provide written proof of such. Two of the five years can be accredited for a four-year college degree or better. Additionally, industry professionals who have been actively engaged in the construction field automatically qualify such as State Certified Building or General Contractor, Architect, or Engineer. You may go to the Institute's (BESI) website at www.BESInstitute.org for the pre-qualification requirements for each certified designation along with a photo gallery showing snapshots during the development of the protocols for defective drywall.