



# Northwest ENERGY STAR<sup>®</sup> Homes, Version 3 (Rev. 02) Water Management System Builder Checklist<sup>1,2</sup>

Home Address: _____ City: _____ State: _____				
Inspection Guidelines	Must Correct	Builder Verified	Verifier Verified	N/A
<b>1. Water-Managed Site and Foundation</b>				
1.1 Patio slabs, porch slabs, walks, and driveways sloped $\geq 0.25$ in. per ft. away from home to edge of surface or 10 ft., whichever is less. <sup>3</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Back-fill has been tamped and final grade is sloped $\geq 0.5$ in. per ft. away from home for $\geq 10$ ft. See Footnote for alternatives. <sup>3</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3 Capillary break beneath all slabs (e.g., slab on grade, basement slab) except crawlspace slabs using either: $\geq 6$ mil polyethylene sheeting lapped 6-12 in. or $\geq 1$ " extruded polystyrene insulation with taped joints. <sup>4</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4 Capillary break at all crawlspace floors using $\geq 6$ mil polyethylene sheeting, lapped 6-12 in., and installed using one of the following three options: <sup>4</sup>				
1.4.1 Placed beneath a concrete slab; OR,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4.2 Lapped up each wall or pier and fastened with furring strips or equivalent; OR,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4.3 Secured in the ground at the perimeter using stakes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5 Exterior surface of below-grade walls finished as follows: <ul style="list-style-type: none"> <li>• For poured concrete, concrete masonry, and insulated concrete forms, finish with damp-proofing coating</li> <li>• For wood framed walls, finish with polyethylene &amp; adhesive or other equivalent waterproofing</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.6 Class 1 vapor retarders not installed on the interior side of air permeable insulation in exterior below-grade walls <sup>5</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.7 Sump pump covers mechanically attached with full gasket seal or equivalent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.8 Drain tile installed at the footings of basement and crawlspace walls, with the top of the drain tile pipe below the bottom of the concrete slab or crawlspace floor. Drain tile surrounded with $\geq 6$ in. of $\frac{1}{2}$ to $\frac{3}{4}$ in. washed or clean gravel with gravel layer fully wrapped with fabric cloth. Drain tile level or sloped to discharge to outside grade (daylight) or to a sump pump. <sup>6</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Water-Managed Wall Assembly</b>				
2.1 Flashing, or equivalent drainage system, at bottom of exterior walls with cladding. In addition, weep holes included for non-structural masonry cladding and weep screed for stucco cladding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2 Fully sealed continuous drainage plane, or equivalent drainage system, behind exterior cladding that laps over flashing in Item 2.1. Additional bond-break drainage plane layer provided behind all non-structural masonry cladding and stucco cladding <sup>7</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Window and door openings fully flashed <sup>8</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Water-Managed Roof Assembly</b>				
3.1 Step and kick-out flashing at all roof-wall intersections, extending $\geq 4$ " on wall surface above roof deck and integrated with drainage plane above <sup>9</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 For homes that don't have a slab-on-grade foundation and do have expansive or collapsible soils, gutters & downspouts provided that empty to lateral piping that deposits water on sloping final grade $\geq 5$ ft. from foundation or to underground catchment system $\geq 10$ ft. from foundation. <sup>10</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3 Self-sealing bituminous membrane or equivalent at all valleys & roof deck penetrations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4 In 2009 IECC Climate Zones 5 and higher, self-sealing bituminous membrane or equivalent over sheathing at eaves from the edge of the roof line to $> 2$ ft. up roof deck from the interior plane of the exterior wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. Water-Managed Building Materials</b>				
4.1 Wall-to-wall carpet <u>not</u> installed within 2.5 feet of toilets, tubs, and showers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2 Cement board or equivalent moisture-resistant backing material installed on all walls behind tub and shower enclosures composed of tile or panel assemblies with caulked joints. Paper-faced backerboard shall not be used <sup>11</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Building materials with visible signs of water damage or mold <u>not</u> installed <sup>12</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4 Framing members or insulation products having high moisture content <u>not</u> enclosed (e.g., with drywall) <sup>13</sup>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Builder Employee: _____				
Builder Signature: _____ Date: _____				
<i>Builder has completed Builder Checklist in its entirety, except for items that are checked in the Verifier Verified column (if any)<sup>2</sup></i>				
Verifier Signature: _____ Date: _____				



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1. The specifications in this Checklist are designed to help improve moisture control in new homes compared with homes built to minimum code. However, these features alone cannot prevent all moisture problems. For example, leaky pipes or overflowing sinks or baths can lead to moisture issues and negatively impact the performance of this Checklist's specified features.
2. This Checklist shall be provided by the Verifier to the Builder who shall complete the Checklist. Upon completion, the Builder shall return the Checklist to the Verifier for review. Alternatively, at the discretion of the Builder and Verifier, the Verifier may verify any Item on this Checklist. When this occurs, the Verifier shall check the box of the verified items in the Verifier Verified column. The Verifier is only responsible for ensuring that the Builder has completed the Builder Checklist in its entirety and verifying the Items that are checked in the Verifier Verified column (if any). The Verifier is not responsible for assessing the accuracy of the field verifications for Items in this Checklist that are not checked in the Verifier Verified column. Instead, it is the builder's exclusive responsibility to ensure the design and installation comply with the Checklist.
3. Where setbacks limit space to less than 10 ft., swales or drains designed to carry water from foundation shall be provided. Also, tamping of back-fill is not required if either: proper drainage can be achieved using non-settling compact soils, as determined by a certified hydrologist, soil scientist, or engineer; **OR**, the builder has scheduled a site visit to provide in-fill and final grading after settling has occurred (e.g., after the first rainy season).
4. Polyethylene sheeting is not required for raised pier foundations with no walls. To earn the ENERGY STAR, EPA recommends, but does not require, that radon-resistant features be included in homes built in EPA Radon Zones 1, 2 and 3. For more information, see [www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus).
5. The 2009 IRC defines Class I vapor retarders as a material or assembly with a rating of  $\leq 0.1$  perm, as defined using the desiccant method with Procedure A of ASTM E 96. The following materials are typically rated at  $\leq 0.1$  perm and therefore shall not be used on the interior side of air permeable insulation in above-grade exterior walls in warm-humid climates or below-grade exterior walls in any climate: rubber membranes, polyethylene film, glass, aluminum foil, sheet metal, foil-faced insulating sheathings, and foil-faced non-insulating sheathings. These materials can be used on the interior side of walls if air permeable insulation is not present (e.g., foil-faced extruded polystyrene rigid insulation board adjacent to a below-grade concrete foundation wall is permitted).

Note that this list is not comprehensive and other materials with a perm rating  $\leq 0.1$  also shall not be used. Also, if manufacturer specifications for a specific product indicate a perm rating above 0.1, then the material may be used, even if it is in this list. Also note that open-cell and closed-cell foam generally have perm ratings above this limit and may be used unless manufacturer specifications indicate a perm rating  $\leq 0.1$ . Several exemptions to these requirements apply:

- Class I vapor retarders, such as ceramic tile, may be used at shower and tub walls;
  - Class I vapor retarders, such as mirrors, may be used if they are mounted with clips or other spacers that allow air to circulate behind them.
6. Alternatively, either a drain tile that is pre-wrapped with a fabric filter or a Composite Foundation Drainage System (CFDS) that has been evaluated by ICC-ES according to AC 243 are permitted to be used to meet this Item. Note that the CFDS must include a soil strip drain or another ICC-ES evaluated perimeter drainage system to be eligible for use. Additionally, a drain tile is not required when a certified hydrologist, soil scientist, or engineer either a) has determined that a crawlspace foundation is installed in Group I Soils (i.e. well-drained ground or sand-gravel mixture soils), as defined by 2009 IRC Table R405.1 or b) has provided documentation to the Verifier demonstrating that an equivalent drainage system has been installed.
  7. Any of the following systems may be used: a monolithic weather-resistant barrier (i.e., house wrap) sealed or taped at all joints; weather resistant sheathings (e.g., faced rigid insulation) fully taped at all "butt" joints; lapped shingle-style building paper or felts; or other water-resistive barrier recognized by ICC-ES or other accredited agency.
  8. Apply pan flashing over the rough sill framing, inclusive of the corners of the sill framing, side flashing that extends over pan flashing; and top flashing that extends over side flashing.
  9. Intersecting wall siding shall terminate 1 in. above the roof or higher, per manufacturer's recommendations. Continuous flashing shall be installed in place of step flashing for metal and rubber membrane roofs.
  10. The assessment of whether the soil is expansive or collapsible shall be completed by a certified hydrologist, soil scientist, or engineer. A roof design without gutters is also acceptable if it deposits rainwater to a grade-level rock bed with a waterproof liner and a drain pipe that deposits water on a sloping finish grade  $\geq 5$  ft. from foundation. Rainwater harvesting systems may also be used to meet this requirement when designed to properly drain overflow, meeting the discharge-distance requirements above.
  11. In addition to cement board, materials that have been evaluated by ICC-ES according to AC 115, Acceptance Criteria for Waterproof Membranes for Flooring and Shower Lining, may also be used to meet this requirement. Monolithic tub and shower enclosures (e.g., fiberglass with no seams) are exempt from this backing material requirement unless required by the manufacturer. Paper-faced backerboard may only be used behind monolithic enclosures or waterproof membranes that have been evaluated by ICC-ES according to AC 115, and then only if it meets ASTM mold-resistant standards ASTM D3273 or ASTM D6329.
  12. If mold is present, effort should be made to remove all visible signs of mold using detergent or other method. If removal methods are not effective, then the material shall be replaced.
  13. For wet-applied insulation products, follow manufacturer's drying recommendations. Lumber moisture content shall not exceed 18%.