

California Baptist university, 8432 Magnolia Avenue, Riverside, CA 92504

Water leak / Roof Leak / Minor Flood follow up Procedures

Moisture within walls may lead to a potential site for mold to grow or the disturbance of asbestos containing material (ACM). There are numerous events that may cause moisture within walls and before cleanup is attempted the source must be identified. Most often the source can be identified by observing the color of the water.



Clean “Clear” Water: No immediate health risk. This applies to waters that do not contain contaminants and includes broken water lines, malfunctioning appliances, toilet holding tanks, and rainwater (including roof leaks that do not get contaminated by building material, etc.). It should be noted that over time, about 48 hours after contact with building material, clean water may progress to gray water.

Gray Water: May cause a potential health risk due to the potential of chemical and/or biological contamination. Sources may include, but is not limited to discharges from dishwashers, washing machines, sinks, showers, aquariums and waterbeds. Time is of importance, after 48 hours in contact with building surfaces, most gray water may progress to black water.

Black Water: is a health risk! Black water is assumed to contain multiple and potentially harmful contaminants. It includes floodwaters containing soil and any sewage waters. All raw sewage is contaminated with microbes, including bacteria, protozoans, molds, fungi and viruses. Contact with contaminated water or surfaces can lead to contamination of the skin and subsequent transfer to the mouth. During and after the drying out process, unless proper precautions are taken, infections may occur through the inhalation of microbes contaminating aerosols and airborne dusts.

After an event that occurs where there has been water damage (i.e. roof leak, flood, etc.) the following steps should be taken:

1. All areas that have become wet due to leaks must be dried as quickly as possible. The degree in which means must be taken to dry the area will depend on the situation.
 - a. The surrounding area must be inspected for moisture.
 - b. Major floods may require the services of professional cleaning / restoration contractors. This will include asbestos abatement as required.
2. The source of the leak must be repaired.
3. Post clean up and inspection must occur as quickly as possible to ensure that no residual moisture is present and that the leak has stopped.
4. If available an air scrubber should be run to remove any contaminants in the ambient air.

Please contact the Environmental Health and Safety Coordinator (951.552.8847) or Facilities & Planning Services (951.343.4360) with any questions or assistance.