

Fitwel Humidity Control Policy



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This document provides project teams with a policy that can be used as a template and adopted in full to comply with requirements of the Fitwel Humidity Control Policy. Project teams can either use the exact content of this document to establish new policies, or update existing policies by adding any missing components from the below.

A qualifying humidity control policy must include the following:

1. Implementation

- ☐ when implementing the policy in a multi-tenant commercial or residential asset, the policy will apply to all areas and HVAC system elements under the control of the building management, including common elevator banks on tenant floors.
- ☐ when implementing the policy in a single tenant asset or a commercial interior asset, the policy will apply to all areas within tenant spaces and HVAC system elements under the control of the tenant. For HVAC systems that are controlled by the building management, the tenant must coordinate with building management to implement the qualifying IAQ policy.

2. Relative Humidity Control:

Implement strategies for controlling the relative humidity (RH), for example:

- ☐ Prevent infiltration by sealing any cracks and gaps around windows, doors, lighting fixtures or any other areas
- ☐ Ensure pipe insulation meets requirements established in ASHRAE ANSI 90.1 - 2019.

3. Microbe and Mold Control:

Implement strategies for microbe and mold control in applicable areas, for example:

- ☐ Regular inspections for condensation, water damage, and mold growth
- ☐ Notification system to report mold or water damage
- ☐ Use of mold-resistant materials
- ☐ Support air flow
- ☐ Implement protocol for drying any damp areas and fixing any leaks within 24 to 48 hours of discovery.