

Understanding Concrete Slab Moisture

Presented By:

Lee Eliseian, President & CEO Independent Floor Testing & Inspection (IFTI)

Lee Eliseian

- 35+ years of experience in the floorcovering industry.
- Member of ASTM F06 Committee
 - Chair of 710 Standard
- Member of ACI (American Concrete Institute)
- Member of ICRI (International Concrete Repair Institute)
 - 710-B Subcommittee Chair
 - ICRI Field Testing Judge
- President & CEO, Independent Floor Testing & Inspection, Inc. (IFTI)



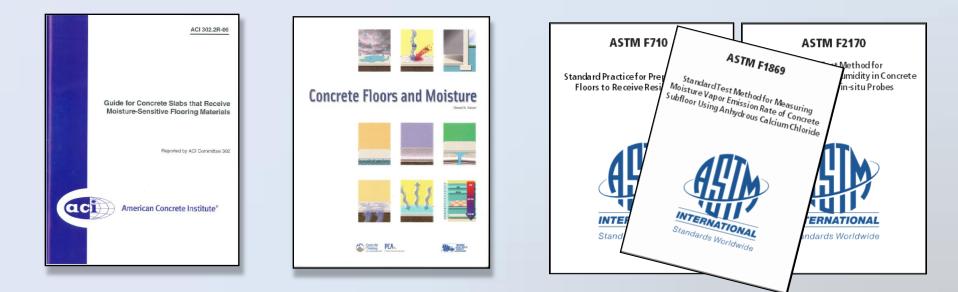
AGENDA

Review & Discuss

- Concrete slab moisture basics
- Failures & over-mitigation
- Industry Trends & Solutions
- Surface & Internal Moisture Conditions



REFERENCE MATERIALS



www.concrete.org

www.cement.org

www.astm.org

FINANCIAL IMPACT

- Claims related to concrete slab moisture issues are estimated to cost upwards of \$1 billion yearly.
- To put it in another perspective: that's enough cash to purchase the Chicago Cubs!



GROWING AFFECTED MARKET

U.S. floor covering market sales volume

(in millions of square feet)

2009	2010	2011	2012	2013	% change
10,601	10,686	10,221	10,197	10,598	3.9%
803	901	1,031	1,097	1,149	4.7%
1,848	1,992	2,078	2,212	2,406	8.8%
912	958	950	964	996	3.3%
2,784	2,860	2,579	2,801	3,066	9.5%
280	250	205	201	209	4.0%
271	260	262	277	294	6.1%
	10,601 803 1,848 912 2,784 280	10,60110,6868039011,8481,9929129582,7842,860280250	10,60110,68610,2218039011,0311,8481,9922,0789129589502,7842,8602,579280250205	10,60110,68610,22110,1978039011,0311,0971,8481,9922,0782,2129129589509642,7842,8602,5792,801280205201	10,60110,68610,22110,19710,5988039011,0311,0971,1491,8481,9922,0782,2122,4069129589509649962,7842,8602,5792,8013,066280250205201209

Source: Catalina Research

1 Other resilient includes cork, rubber, other plastics and linoleum.

2 Natural stone. Excludes manufactured and engineered stone.

U.S. floor covering m	J.S. floor covering market sales value											
(in millions of dollars)												
Product sector	2009	2010	2011	2012	2013	% change						
Carpet & area rugs	\$9,287	\$9,393	\$9,505	\$9,764	\$10,174	4.2%						
Hardwood flooring	1,506	1,784	2,051	2,184	2,446	12.0%						
Ceramic floor & wall tile	1,909	2,084	2,210	2,347	2,654	13.1%						
Laminate flooring	901	893	894	908	922	1.5%						
Vinyl sheet & floor tile	1,818	2,000	1,938	2,195	2,434	10.9%						
Other resilient flooring ¹	264	256	229	247	264	6.9%						
Stone flooring ²	1,079	1,062	1,064	1,110	1,186	6.9%						

Source: Catalina Research

1 Other resilient includes cork, rubber, other plastics and linoleum.

2 Natural stone. Excludes manufactured and engineered stone.

WHAT IS IT AND WHERE DOES IT COME FROM?

Internal Sources

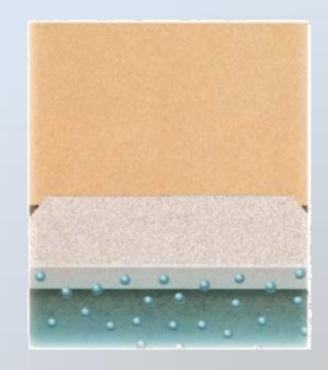
- Free/Batch Water
- Doesn't react chemically.
- Needed for workability and placement.



WHAT IS IT AND WHERE DOES IT COME FROM?

Underslab Sources

- Moisture Travels upwards regardless of water table height.
- Can penetrate slab, depending on presence of vapor barrier



VAPOR RETARDER LOCATION

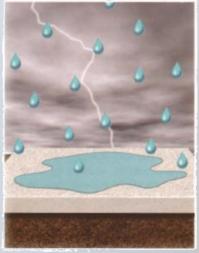


What is the stopping point for moisture vapor?

WHAT IS IT AND WHERE DOES IT COME FROM?

- Topical Sources
 - Maintenance
 - Rain/Flood
 - Etc





WHY IS IT AN ISSUE?

- In 1992 the EPA required all adhesives be free of chemical solvents.
- This led to waterbased adhesives, which are more susceptible to moisture and pH



WHY IS IT AN ISSUE?

Floor covering industry whitepaper

- Originally published by 10 industry associations.
- Updated by FCICA (Floor Covering Installation Contractors Association) in 2013.

Changes within construction industry

- Loss of solvents
- Increased use of water
- Absorptive aggregate
- Fast track schedules



Floor Covering Industry

White Paper Position Statement on Moisture Emission Testing

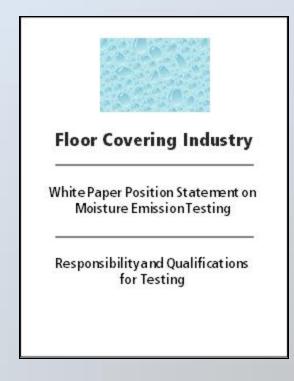
Responsibility and Qualifications for Testing

WHY IS IT AN ISSUE?

Summary:

- Unreasonable Expectations
- Conflicts of Interest
- Lack of expertise

"It is therefore our recommendation that concrete moisture vapor emission testing be performed by qualified independent agencies. "



HOW DOES IT MANIFEST?

Two ways:





Flooring failure

Over-mitigation

- Adhesive oozing from joints.
- Black lines around tiles.
- Debonded tiles



 Loss of holding strength



 So called reemulsified adhesive.



 Incompatible patching compounds.



Osmotic Blistering



Sulfate Salts



OVER-MITIGATION

In some cases, mitigation is necessary to successfully install.

However, unnecessary mitigation occurs often, costing up to \$5/ft².



WHAT TO DO ABOUT IT

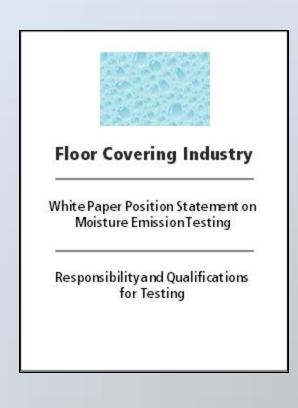
The first step is to get reliable information.

Original Industry Whitepaper:

 It is therefore our recommendation that concrete moisture vapor emission testing be performed by qualified independent agencies.

White Paper Update 2013

 "What hasn't changed is our recommendation that independent, third party testing companies be contracted to conduct moisture testing in accordance with Industry Standards and manufacturer's recommendations. "



ICRI TECHNICIAN PROGRAM

"The purpose of this program is to improve the performance of concrete slab moisture testing to result in more consistent, accurate, and reliable results that will help make better decisions."



ICRI TECHNICIAN PROGRAM

Tier 1

- Educational Program
- Written Exam
- Tier 2
 - Educational Program
 - Written Exam
 - Performance Exam



ASTM STANDARDS

ASTM F 1869-11 – <u>Standard Test Method</u> for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride

ASTM F 2170-11 – <u>Standard Test Method</u> for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes

ASTM F 710-11 – Standard Practice for Preparing Concrete Floors to **Receive Resilient Flooring**

ASTM F 2659-10 – Preliminary Evaluation of Comparative Moisture Condition of Concrete, Gypsum Cement and Other Floor Slabs and Scroode Using a Non Destructive Electronic Moisture Meter **ASTM F1869 ASTM F2170** ASTM F710

Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride



Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in-situ Probes





Standards Worldwide

Standard Practice for Preparing Concrete

ASTM F2659

Preliminary Evaluation of Comparative Moisture Condition of Concrete, Gypsum Cement and Other Floor Slabs and Screeds Using a Non-**Destructive Electronic Moisture Meter**



MOISTURE CONDITION CATEGORIES

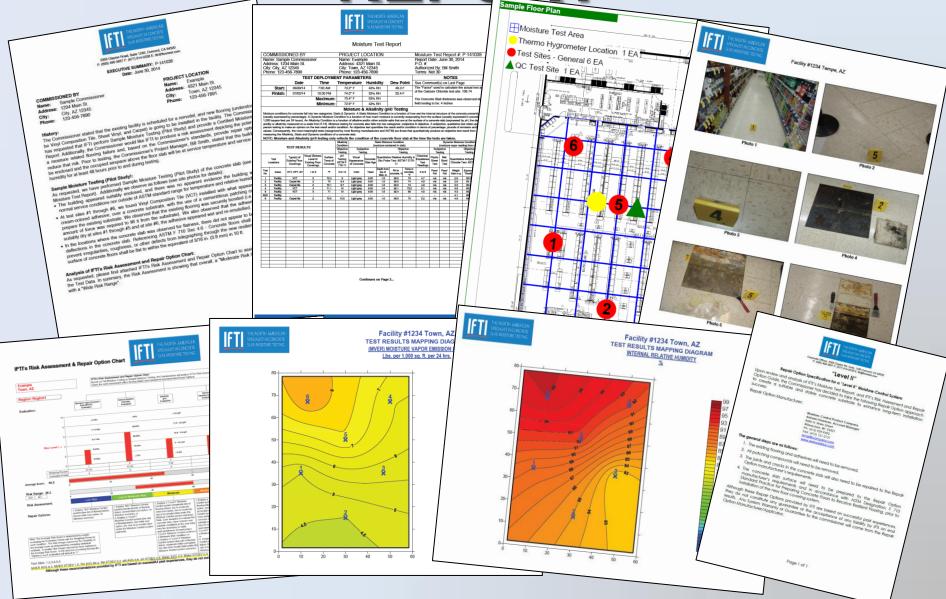
Static:

- How wet the internal structure of concrete is
- Expressed by percentage
- ASTM 2170 Relative Humidity (RH) Testing Dynamic:
- How much surface moisture is evaporating
- Expressed in pounds
- ASTM 1869 Moisture Vapor Emission Rate (MVER) Testing

Alkalinity:

- A measure of soluble salts at the surface
- Expressed by pH

MOISTURE TEST REPORT



MOISTURE TEST REPORT



Moisture Test Report

COMMISSIO	DNED BY		PROJECT L	OCATION		Moisture Test Report #: P-141039			
Name: Samp	le Commissio	ner	Name: Exam	ple		Report Date: June 30, 2014			
Address: 123			Address: 432	1 Main St.		P.Ó. #:			
City: City, AZ	12345		City: Town, A	Z 12345		Authorized By: Bill Smith			
Phone: 123-4	56-7890		Phone: 123-4	56-7890		Terms: Net 30			
	TES	T DEPLOYME		NOTES					
	Date	Time	Temperature	Humidity	Dew Point	See Comment(s) on Last Page			
Start:	06/30/14	7:00 AM	73.2° F	43% RH	49.3 F	The "Factor" used to calculate the actual test area			
Finish:	07/02/14	10:00 PM	74.0° F	52% RH	55.4 F	of the Calcium Chloride test site: 108.74			
		Maximum:	75.4° F	53% RH		The Concrete Slab thickness was observed during			
		A Blog Low Avenue	72.9° F	43% RH		field testing to be: 4 inches			
		Minimum:	72.9° F	43% HH		licit testing to be. 4 litches			

Moisture & Alkalinity (pH) Testing

Moisture conditions for concrete fail into two categories: Statis & Dynamic Condition a function of how wort the internal structure of the concrete presently is (auault) expressed by percentage). A Dynamic Moisture Condition is a function of how much moisture is currently exoporating from the surface (auault) expressed in pounds per (auault) expressed by percentage). A Dynamic Moisture Condition is a function of how much moisture is currently exoporating from the surface (auault) expressed of pounds per (audit) expressed by percentage). A Dynamic Moisture Condition is a function of allabiline addro other soluble salts that use at the surface of a concrete sale (appressed by pH; the degree of acidity or alkalinity measured on a scale from C1-19. Moisture testing for concrete also fails into two categories: subjective & Optervia, subjective, qualitative test relies upon the person bering to make an option on the test result and/or condition. An objective set quantitative test relies upon the values. Consequently, the most meaningful tests (exoprised by most flooring manufactures and ASTM) are those that quantitatively produce an objective test result from measuring the Atability. Static and Dynamic conditions of a concrete sale. NOTE: Moisture and Alkalinity (pH) testing only reflects the condition of the concrete floor slab at the time the tests are taken

E: Moistu	re and Alkal	inity (pri) tes	rang only		the condi					ne ume u	ie tests					
	TEST DESI	II TS														
TEOTHEODETO								Objective								
					Test	ing		Te	sting							
Test ocations	Type(s) of Existing Floor Coverings	Visual Distress Level of Existing Floor Coverings	Surface Temp of Concrete	pH Testing ASTM F 710-11		Slab Age	Situ Prob	e Relative e Test: AST 11	M F 2170-	Electrical Impedance Test Readings	Plastic Sheet Test	Mat Bond Test	Quantitativ Chloride 1	ve Anhydrou Fest: ASTM	is Calcium F 1869-11	
Areas	VCT, OPT, SV	1 to 5	۰F	0 to 14	Color	Years	top of Slab, in.	RH in concrete, %	°F	0 to 6	Pass/ Fail	Pass/ Fail	Weight Gain in g.	Exposure Time/hrs	MVER Pounds	
Facility		3		9	Light grey			89.0			n/a	n/a			5.0	
															4.5	
															5.7	
															6.5	
	VCT	3	71	10	Light grey	8.00	1.6	92.4	68	4.5	n/a	n/a			7.3	
	-	-	•	•	-		•	•	•	-	-	•			7.0	
Facility	Carpet tile	2	70.5	10.5	Light grey	8.00	1.6	96.0	70	5.2	n/a	n/a	4.9	64.00	8.3	
						<u> </u>										
	Test cations Areas	Test Rest cations Exiting Floor Coverings Areas VCT, OPT, SV Facility VCT Facility Carpet the Facility Carpet the Facility VCT Facility VCT Facility VCT	TEST RESULTS Test cations Type(c) Coverings // Visual Distress Areas VCT, CPT, SV 1 to 5 Facility CCY appet the Pacity 2 Facility Cover the Cover the Pacity 2 Facility Curpet the 2 2 Facility Curpet the 2 2 Facility CUT 4 Facility VCT 3 Facility VCT 3 Facility VCT 3	TEST RESULTS Test RESULTS Coverings Lavel of Coverings Areas VCT, OPT, SV 1 to 5 "F Facility VCT 3 704 Facility Coverings Exercise 70 Facility Coverings 2 70 Facility VCT 3 71 Facility VCT 3 71 Facility VCT 3 71	TEST RESULTS Allaciting: Condition Dispettive Control of Visual Distrets Statisting Floor Coverings Condition Dispettive Statisting Floor Coverings Coverings Statisting Floor Coverings Covering Statisting Floor Coverings Statisting Floor Coverings Statisting Floor Statisting Floor Coverings Statisting Floor Coverings Statis Coverings <th 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TEST DEPLOYMENT PARAMETERS

	TEST DEPLOYMENT PARAMETERS											
	Date	Time	Temperature	Humidity	Dew Point							
Start:	06/30/14	7:00 AM	73.2° F	43% RH	49.3 F							
Finish:	07/02/14	10:00 PM	74.0° F	52% RH	55.4 F							
		Maximum:	75.4° F	53% RH								
		Minimum:	72.9° F	43% RH	ſ							

Tracking the environmental conditions of the site is crucial.

THERMOMETER / HUMIDITY GAUGE



Leave on site in a central location.

ASTM PROTOCOL

Conditioning:

- Test site should be at "service conditions"
- If not then 75 ± 10°F & 50 ± 10% "range"
- Maintain for 48h prior to and during testing
- Otherwise, results may not be accurate

MOISTURE TEST

Moisture Test Report No: P-130319 (Continued)

Field Testing We were commissioned to perform Field Testing to determine the following: - Moisture Vapor Emission Rate (MVER) of the concrete subfloor. - The pH at the surface of the concrete slab. - The Percent of Relative Humidity in the concrete floor.

Analysis

 Dynamic Moisture Condition: Moisture vapor that is radiating from the surface of a concrete slab. Referencing ASTM Test Method F 1869-11, this test method covers the quantitative determination of the rate of moisture vapor emitted from below-grade, on-grade, and above-grade (suspended) concrete floors slabs.

2) Alkalinity Condition:

2 Availarity Condition: and a set of the calcium carbonate in the hydraulic cement paste, which reduces the pH of the surface.

Static Moisture Condition: Condense, typically non-moving moisture (Internal Relative Humidity) contained within the body of a concrete slab. Referencing ASTIM Test Method F 2170-11, this test method covers the quantitative determination of percent relative humidity in concrete slabs.

Rules & Standards

Referencing the following standards (copies provided upon request): - ASTM Designation: F1809-11 Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Arthodroug Calutor Oblightie - ASTM Designation: F2 170-11 Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring. - ASTM Designation: F2 170-11 Standard Test Method for Determining Relative Humidity in Concrete Floor Stabs Using in

situ Probes

Application Dynamic Molsture Condition: Most flooring product manufacturers and organizations recommend that the maximum emission rate considered acceptable for moisture sensitive flooring systems is 3.0 pounds per 1,000 square feet per 24 hours, atthough 5.0 pounds per 1,000 square feet per 24 hours is considered acceptable for some products (based on the Anhydrous Calioum Chroide Test).

Alkalinity Condition: (alkaline and/or other soluble salts that are at the surface of a concrete slab): According to ACTIM F71D-11 on pH: Readings below 7.0 and in excess of 10.0 have been known to affect resilient flooring or adhesives, or both. Relef to resilient flooring manufactures' suttien instructions for guidelines on acceptable learing methods and acceptable gH levels. Most floor covering Manufactures and Organizations agree that a pH reading greater than 0.0 is a good indication of a potential excessive concrete moistive problem.

State Molature Condition: According to ASTM F 710.11: The relative humidity in a concrete floor slab shall not exceed 75% at the time of testing, unless otherwise specified by the flooring or adhesuse manufacturer. There are very few U.S. flooring or adhesive manufacturer(s) that have specified maximum acceptable limits for the percent of relative humidity in a concrete slabs as of the writing of this report.

NOTE: The internal building enviroped: environment confidence in which the slab is located WAS at "normal service temperature and humidin" (during moduline testing), Most floor covering Manufactures and Digenciations agree that normal service temperature and humidity for at least 48 hours. Otherwise, results may not accurately reflect the amount of mosture which is present in the slab or would normally be emitted from or through the concrete during normal operating confidence. The slab or would normally be emitted from or through the concrete during normal operating confidence is located shall have been manifailed within the following temperature and humidity range for at least 48 hours. Theremature, 65 deg to 85 deg F (18 deg to 29 deg C), and Relatively humidity. 40% to 50%.

Tel (800) 490-3657 - Fax (877) 814-0338 - 1850 Gateway Blvd., Suite 230 - Concord, CA 94520 - Email Itightoortest.com - www.foortest.co

Certified By: Title: Certifier James Pouliot

Please feel free to call for further detail pertaining to any information on this report.

Tested By: Dan Eliseian Title: Field Technician

NOTE:

The internal building envelope / environment conditions in which the slab is located WAS at "normal service temperature and humidity" (during moisture testing). Most floor covering Manufactures and Organizations agree that moisture testing shall be conducted after the internal conditions of the building in which a slab is located has been at normal service temperature and humidity for at least 48 hours.

Site conditions should be noted in the report.

MOISTURE TEST REPORT

The internal building condition:

- WAS at "service conditions"
- WAS NOT at "service conditions", HOWEVER was within the "range"
- WAS NOT at "service conditions", and WAS NOT within the "range"

TEST DEPLOYMENT PARAMETERS

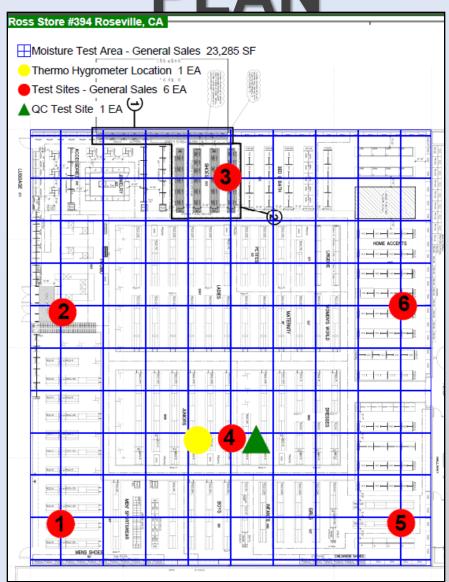
TEST DEPLOYMENT PARAMETERS												
	Date	Time	Temperature	Humidity	Dew Point							
Start:	04/19/13	12:30 PM	77.0 F	32% RH	44.7 F							
Finish:	04/22/13	12:00 PM	73.6 F	37% RH	45.6 F							
	Maximum:		82.0 F	38% RH								
		Minimum:	72.0 F	30% RH								

Knowing the temperature and humidity will allow you to determine the dew point.

TEST RESULTS

TEST RESULTS			Alkalinity Condition							Dynamic Moisture Condition (moisture vapor radiating from slab)						
	Ob			Objective Testing	Subjective	Subjective Testing Objective Testing				Subje Testi		Objecti	Objective Testing			
L	Test .ocations	Type(s) of Existing Floor Coverings		Surface Temp of Concrete	pH Testing ASTM F 710-11	Visual Appearance of Concrete	Concrete Slab Age	Humidity In Situ Probe Test:		Humidity In Situ Impedance Sheet Bond Calcium Probe Test: Test Test Test ASTM F		e Sheet Bond		tative Anh m Chloride F 1869-11	e Test:	
Test No.	Areas	VCT, CPT, SV	1 to 5	deg F	0 to 14	Color	Years	Depth from top of Slab, in.	RH in concrete, %	Temp. in concrete, deg F	0 to 300	Pass/Fail	Pass/Fail	Weight Gain in g.	Exposure Time/hrs	MVER Pounds
1	Sales	VCT	3	72.0	10.9	light grey	20.00	3.2	87.5	73.3	300.0	n/a	n/a	6.0	71.50	9.1
2	Sales	VCT	3	73.0	10.1	light grey	20.00	3.2	86.9	73.8	300.0	n/a	n/a	3.7	71.45	5.6
3	Sales	VCT	3	72.0	9.8	light grey	20.00	3.2	89.0	72.9	300.0	n/a	n/a	3.2	71.42	4.9
4	Sales	VCT	3	72.0	9.7	light grey	20.00	3.2	88.3	72.7	300.0	n/a	n/a	3.2	71.37	4.9
4QC	Sales	-	-	-	-	-	-	•	-	-	-	-	-	3.9	71.33	5.9
5	Sales	VCT	3	72.0	9.6	light grey	20.00	3.2	85.9	73	300.0	n/a	n/a	4.1	71.28	6.3
6	Sales	VCT	3	73.0	10.1	light grey	20.00	3.2	87.8	73	300.0	n/a	n/a	3.5	71.25	5.3

TEST LOCATION FLOOR PLAN



VISUAL DISTRESS LEVEL

Level 4 - Severe

Oozing Adhesive Distress



Curling Tile



Oozing Adhesive



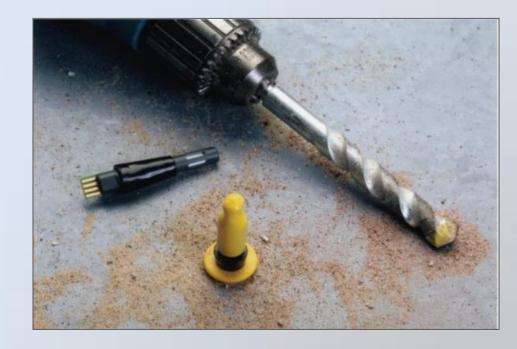
SURFACE TEMPERATURE



RELATIVE HUMIDITY In Situ TEST

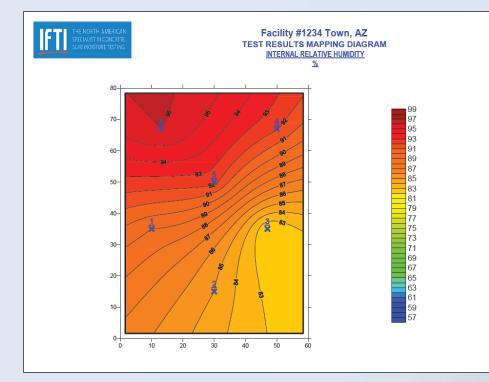
ASTM F 2170 Relative Humidity





Measures moisture inside the concrete as % relative humidity. Predictor of **future** moisture emission.

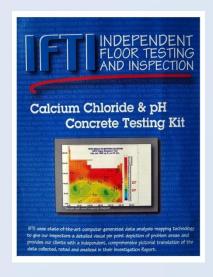
RELATIVE HUMIDITY In Situ TEST



The Test Results Mapping Diagram provides a visual depiction of the numerical values represented over the concrete slab.

VAPOR EMISSION TEST (MVER)

ASTM F 1869 Calcium Chloride Test

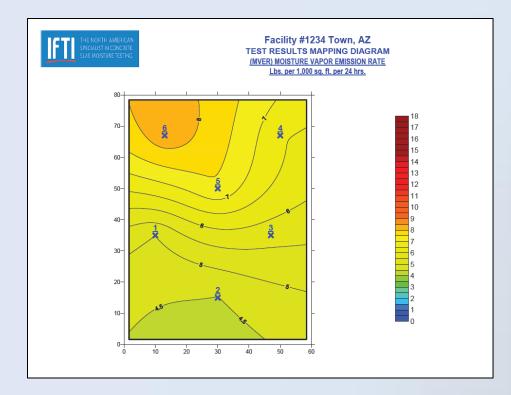






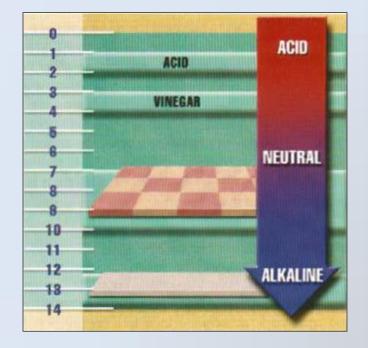
Measures moisture vapor emissions from **surface** of the concrete. as lbs of moisture vapor/1000 ft² per 24 hours Does not measure moisture deeper than 0.8" below the surface.

VAPOR EMISSION TEST (MVER)

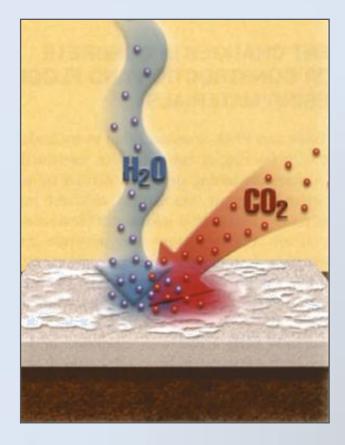


The Test Results Mapping Diagram provides a visual depiction of the numerical values represented over the concrete slab.

pH SCALE



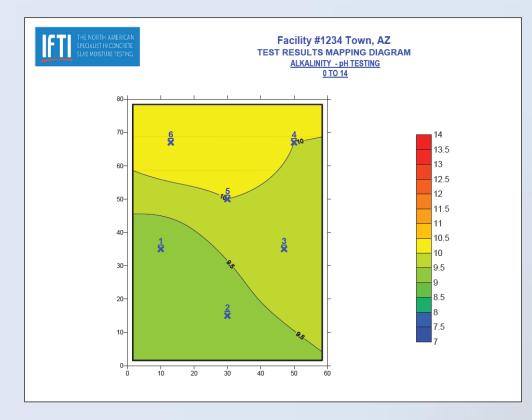
CARBONATION



pH TESTING



pH TEST



The Test Results Mapping Diagram provides a visual depiction of the numerical values represented over the concrete slab.

pH TESTING

- Testing must be done on a suitable surface
- Inadequately prepared can produce abnormally low result
- Over abrading can produce abnormally high result

ALKALINITY EFFECT

- Moisture vapor condenses (gas to liquid)
- Osmosis moves soluble salts to the surface
- Raising pH to damaging levels
- Logarithmic scale (10 times greater)
- Adhesive re-emulsification and bond-failure

ALKALI ATTACK



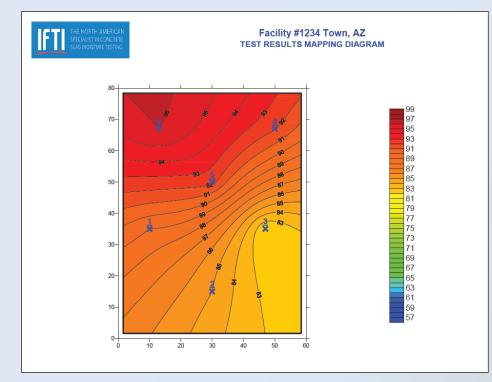


Figure 3-5. Vinyl composition tile (closeup, top) has been attacked and degraded by alkalies carried in moisture rising from below along a sawcut contraction joint in a retail store (arrows, bottom). (IMG15965, IMG16000)

ELECTRICAL IMPEDANCE DEVICE



ELECTRICAL IMPEDANCE TEST



The Test Results Mapping Diagram provides a visual depiction of the numerical values represented over the concrete slab.

Other Test Methods



Plastic Sheet Test



Mat Bond Test

TREND TOWARD RH-ONLY TESTING

- RH testing is a reliable and preferred method for determining moisture content within the slab.
- Does not indicate surface conditions.
- Test data shows that many slabs have high RH, yet floors are lov



DISTRESS, RH, & MVER STUDY

Moisture Vapor Emission Rate (MVER)								
Distress	Below 5	% Below 5	5.01-8	% 5.01-8	8+	8+		
1	8,135	56.05%	4,178	28.78%	2,188	15.07%		
2	10,032	46.71%	6,893	32.10%	4,514	21.02%		
3	6,938	46.25%	4,748	31.65%	3,296	21.97%		
4	1,518	37.59%	1,260	31.20%	1,255	31.08%		
5	321	32.16%	363	36.37%	314	31.46%		

Relative Humidity

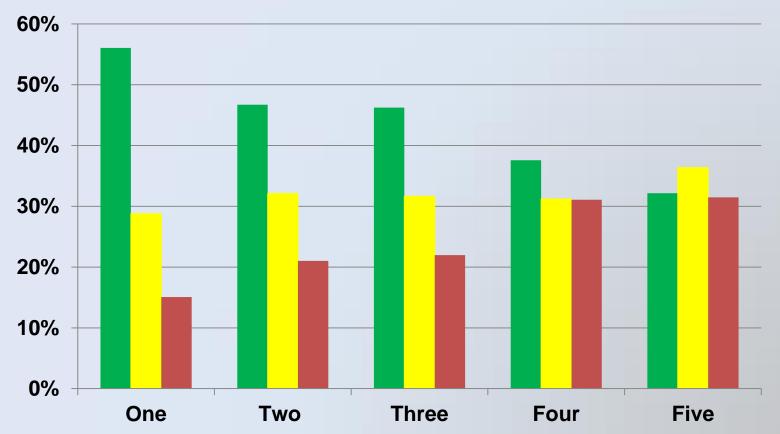
Distress	Below 80	% Below 80	80.01-90	% 80.01-90	90+	% 90+
1	4,466	30.77%	4,675	32.21%	5,538	38.15%
2	5,940	27.66%	6,748	31.42%	8,788	40.92%
3	4,315	28.76%	4,455	29.70%	6,232	41.54%
4	743	18.40%	1,271	31.48%	2,024	50.12%
5	195	19.54%	280	28.06%	523	52.40%

56,000 DATA POINTS

Distress	Total Sites	% of Sites
1	14,515	25.91%
2	21,476	38.33%
3	15,002	26.78%
4	4,038	7.21%
5	998	1.78%
	56,029	

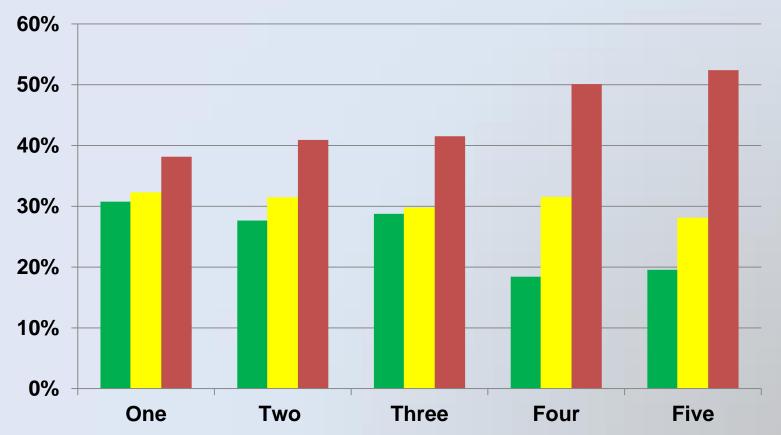
56,000 DATA POINTS

MVER Below 5 MVER 5-8 MVER 8+



56,000 DATA POINTS

RH Below 80 RH 80-90 RH 90+



TWO TYPES OF MOISTURE CONDITION



As part of a comprehensive survey, you must understand both the internal and surface moisture conditions!



Q & A

Give Lee a business card or email <u>info@ifti.com</u> for information on IFTI's upcoming blog series which will take a further look at the heaps of test data we've gathered over the last 17 years.

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