

## News Release

### Who you gonna call? Not Ghostbusters this time

#### Brinks Services responds to a call to dry out Water damage at Cal Western School of Law



Known as the 233 Building for its address on Cedar Street in Downtown San Diego, the building where the water damage occurred houses administrative offices and the campus bookstore.

California Western School of Law on Cedar Street in Downtown San Diego had a problem. A maintenance group working in one of the three campus buildings had stuffed a bag of recyclables into a sink in the top floor janitor's closet, inadvertently nudging a slow dripping drain hose out of the floor sink.

Over a period of perhaps three weeks water migrated down all four floors, inside the walls and largely out of sight, from janitor's closet to janitor's closet. Eventually water seeped out of the closets into carpeted hallways and even the ground floor computer server room. A few administrative offices were affected as well.

"When we were called in our concerns were indoor air quality and needing to dry out the structure," comments Chris, restoration manager at Brinks Services Investigation and Restoration. "Cal Western first conferred with John Niebuhr, an industrial hygienist with Health and Safety Services, and decided to treat this as a mold remediation job. Niebuhr recommended Brinks as best suited for the job due to work we have done together in the past, for us to go in and set up a form of containment with a dehumidifier inside to draw down the moisture and relative humidity."

Brinks workmen installed sheets of 6-mil plastic, ceiling to floor, a few inches from the wet walls and carpets, with dehumidifiers inside. The system brought the relative humidity down to 40 percent. In addition, a thermal imaging camera was used to detect wet spots inside the walls where sections of drywall were removed and replaced.

By employing the barrier, access to hallways and offices remained fairly normal, reported Raymond Hadley, maintenance supervisor for the law school's three buildings. "It was a good solution for a relatively high-traffic building," said Hadley, noting that the janitor's closets are adjacent to the women's restrooms. "We would not have wanted to seal off whole sections of the building and dehumidify larger masses of air."

“It took only three days to dry out,” added Chris. “Without the barriers it would have been as many as seven to ten days or more. Fortunately, the flooding was clean water so it was possible to pull up the carpet, remove the saturated padding, and replace it.”

Hadley said the Brinks crew did a great job of replacing damaged wallboard -- taping, mudding and repainting. Baseboards were carefully removed and reused also.

According to Hadley, the distinctive, terracotta-colored building, known as the 233 Building for its address on Cedar, was built in 1993. It houses administrative offices and the campus bookstore to serve the three-building law school campus, which was founded in 1924.

Brinks Services Investigation and Restoration is located at 7976 Engineer Road in San Diego. Telephone 619-283-9647 or visit [www.brinksservices.net](http://www.brinksservices.net).



Where the water damage started – the 4<sup>th</sup> floor janitor’s closet. The short hose was nudged out of the floor basin inadvertently. A slow drip from the hose eventually soaked through floors and ceilings all the way to ground level.

Raymond Hadley, maintenance supervisor at the three-building campus of Cal Western School of Law on Cedar Street, consulted with an industrial hygienist who recommended Brinks and coordinated the work of the Brinks Services crew to install sheets of plastic, ceiling to floor, a few inches from the wet walls and carpets, with dehumidifiers inside. Access to hallways and offices continued normally during the three days it took to dry out.

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