



WATER INGRESS MITIGATION/RESTORATION PRIMARY SCHOOL

A primary school was significantly affected by a substantial water ingress which occurred when heavy rain penetrated an open roof during scheduled roof restoration works. The roof was temporarily covered by tarpaulins following the works each day, however they were no match for the strong winds that accompanied the rain. The unfortunate Event occurred over the weekend and the alarm system alerted the facility manager that there was a problem. The FM immediately attended site and quickly realised that they required professional assistance. As the FM had engaged ADR on previous emergency recovery projects, he promptly called the ADR 24 hour hotline number and spoke with the on-call operator. The ADR Mitigation/Restoration team was on-site within two hours of receiving the initial call for help. Using heavy duty industrial extraction equipment, the team began to remove the standing water which had spread throughout the hall, stairwells, class rooms and staff rooms.

Once the extraction of water was complete the ADR Operators placed mechanical drying equipment throughout the corridors and rooms, positioned strategically to create air flow and assist in the drying of carpets and underlay.



ADR staff returned to site every second day to monitor the drying process, which included creating a detailed reference map of the affected site with specific reference points for the measurements to enable consistent recording of moisture readings. Moisture levels were recorded (using a professional moisture meter), and the drying equipment was repositioned to increase efficacy and reduce drying times. Once acceptable moisture content levels were achieved in all the affected areas of the school, the drying equipment was removed. ADR staff steam cleaned the carpets and then replaced the furniture and other contents back into each room to return the rooms to a pre-Event state. Within 8 days of the Event occurring, ADR was able to Restore the rooms to a safe and usable condition, therefore allowing the students and staff to begin using the areas as normal. ADR's rapid mitigation and Restoration actions saved many days of inconvenience to the school community and saved the Insurer thousands of dollars in potential carpet and underlay replacement costs.



Mitigation or Restoration - What's the difference?

Many readers would have heard Restorers like ADR use the terms Mitigation & Restoration, but may be thinking, aren't they the same thing? In terms of the emergency recovery activities that ADR provide, these two terms are used to identify the services provided. To understand the specific difference between Mitigation and Restoration, ADR define them as follows:

Mitigation: Is the initial works conducted to reduce the potential for further damage or losses as a result of a catastrophic Event, such as a water ingress or fire. An example of Mitigation activities would be extracting standing water, or wiping soot off aluminium window and door frames to prevent pitting.

Restoration: Is the works to restore the affected area or contents back to the way it was prior to the Event, specifically it's pre-Event state. Examples of Restoration activities would be installing drying equipment or removing contaminants. It should be noted that Restoration does not return an item to 'New', rather to it's pre-Event state.

COMIC RECOVERY

"Pardon me Sir? Did you say you want us to dry the gym because the basketball team mopped the floor with the opposition?"

