

Sump Pump Malfunctions, Category 1, 2 or 3?

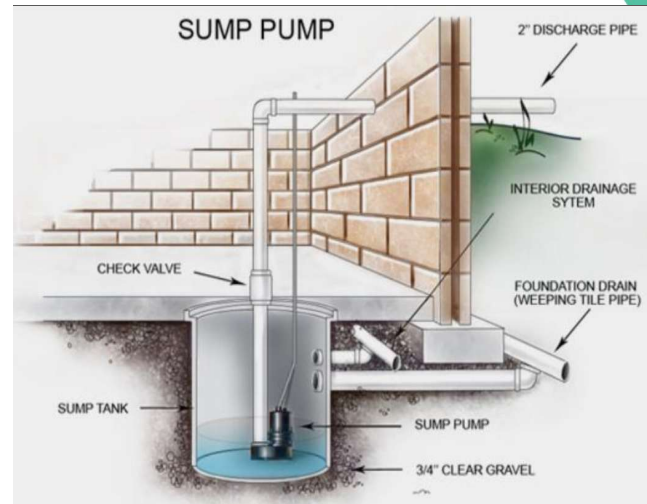
Sump pump malfunctions were included as an example of a category 2 water loss back in the 1999 2nd version of the IICRC S500 Standard. It was removed as an example in the 3rd version in 2006 because sump pump malfunctions can be category 1, 2 or 3 depending on the degree of contamination.

Remember, the definition of contamination in the S500-2021 Standard is, "the presence of undesired substances; the identity, location, and quantity of which are not reflective of a normal indoor environment and **can produce adverse health effects**, cause damage to structure, systems, or contents, or adversely affect the operation or function of building systems."

Some sump pump malfunctions may only affect a small area that can be cleaned up easily and not reflect the definition of "significant contamination" for category 2 or "grossly contaminated" for category 3. **The technician will need to make a subjective determination based on the evidence at the loss location.** Photos and possibly an ATP test can be performed, if agreed upon prior to testing by materially interested parties. **Important that an ATP sampling strategy is agreed to prior to any testing*

Happy Drying! Ed

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If there is evidence of significant contamination with some sediment and debris the loss could be classified as a category 2 water loss and photos should be provided to show the degree of contamination.

If there is evidence of gross contamination with sludge, bacteria, slimy gunk from the sump pit, etc. it could be a category 3 water loss. Again, provide good photos to back up your recommendation and discuss potential testing options if there is some dispute. **See Getting EDucated Article on What is ATP Testing*

Don't forget to check for sump pump endorsement and limits before performing demolition if it is a homeowners insurance claim!

MEET ED

Instructor Ed Jones has more than 30 years of experience in the industry, has the title of Master Water Restorer, is an Institute of Inspection Cleaning and Restoration Certification (IICRC)-approved instructor, and has served on the S500-2021 consensus body committee to develop the most recent standard.

