# 10 3000
# Wet Work

# WET WORK

(References to Allianz Global Corporate & Specialty "Wet Work Management and Permitting During Construction" Risk Bulletin © 2020)

## INTRODUCTION & SCOPE

As a large portion of Builder's Risk claims will show you, water damage can be a major cause of loss during construction. Instituting Wet Work Permits help to prevent damage from water and delays in construction. The two main categories of exposures are those associated with the permanent distribution and drainage systems, and the temporary water supply.

Wet Working encompasses any work involving water or fluid on a piping system, drainage, pumping and mechanical systems. This can include the installation, modification, filling, pressure testing, flushing and maintaining of plumbing systems. These plumbing systems can include mechanical equipment such as HVAC, Air Handling Units and associated piping, tanks, fire risers, pipework distribution and sprinklers, drainage and rainwater systems, pumped systems, sanitary sewer systems, and more. It may also include the use of hoses, drainage, temporary water supplies and connections, flushing of outlets, etc.

## WET WORK PERMIT IMPLEMENTATION

A Wet Work Permit is typically part of a water damage prevention plan (a holistic plan used to prevent water damage during construction) and is utilized any time work is being performed on systems (such as piping, pumps, hoses, appliances, etc.) carrying liquids. Examples of when a Wet Work permit might be utilized is when hoses are being used to deliver water for use inside a building under renovation, or perhaps, the charging of a piping network. Such instances have the potential to result in a water release, which can occur, for example, if a charged hose was inadvertently left on overnight and ruptured when the site was unoccupied, resulting in a water release over many hours or days and causing extensive damage. Such a situation could easily be prevented through the use of a Wet Work Permit, which would have resulted in the Wet Work Watcher validating that the water was shut off during the final work inspection. It is always advisable to utilize a Wet Work Permit system to strengthen a water damage loss prevention program.

A Wet Work Permit should be used to formally control all work on live plumbing systems, including filling, testing, commissioning, repair work and maintenance and should be used by an authorized employee, qualified construction manager or designated contractor / subcontractor performing any Wet Work. This permit system should include, as a minimum:

- Date and time or permit issue and expiry; duration not to exceed a single working shift.
- Exact location and nature of the work to be undertaken.
- Confirmation that the area is isolated (if applicable).
- Appropriate mitigation such as wet vacs and bunding/sealing of floor penetrations is in place in the working area.
- Where a system is under hydrostatic testing or commissioning, confirmation of permanent supervision.
- Confirmation that the flow monitoring and shutoff systems have been reinstated following Wet Work.
- Closure of the Wet Work Permit by the permit issuer (appointed person of the Principal Contractor), countersigned by the permitted individual.

A Wet Work Permit should be issued for no longer than a single work day and a new permit should be issued for each discrete Wet Work activity.

## WET WORK PLANNING – PERMIT CLARIFICATIONS

### Pre-Wet Work Planning

Please see 10 3000 A for the "Wet Work Planning Checklist." This should be completed before Wet Work has begun and in conjunction with the Permit.

### Wet Work Permit

Please see 10 3000 B for the "Wet Work Permit."

### During Wet Work

Ensure that during the Wet Work, the plan which was developed is followed and properly executed. The locations of shut-off valves are identified, equipment to response in the event of a leak is in place, a list of emergency responders is posted with the permit, drains are open, etc.

It is important that work area monitoring inspections are conducted routinely (to be established in the plan by the Supervisor / Wet Work Watcher). If monitoring is not continuous, it should be frequent enough to prevent a large water release. Sign-offs help to ensure that these critical inspections are conducted in a timely manner.

### Post Wet Work/End of Day Checklist

Please see 10 3000 C for the "Post Wet Work/End of Day Checklist." The Wet Work Water should last for a minimum of 30 minutes after work is complete. All items on this checklist must be affirmed before the Permit can be signed.

*This Wet Work Section was created in reference to the Allianz Global Corporate & Specialty "Wet Work Management and Permitting During Construction" Risk Bulletin © 2020. Modifications have been made to adhere to Gordon H. Baver, Inc. operating procedures.*