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Sphaerus LLC dba Envirogyn® • Mold Consulting Division
617 8th Ave N, Texas City, TX 77590 • (281) 694-5742 • www.envirogyn.com
TDLR MAC #1544 (Exp. 06/24/2028) • TDLR LAB #1050 (ISO/IEC 17025)

PREVENTIVE IAQ GOVERNANCE • SKU MCON-401 • SPECIMEN DELIVERABLE

Building Mold Management Plan (BMMP)

Bayview Medical Plaza (Outpatient Healthcare & Clinical Imaging) • 4820 Gulf Freeway, League City, TX 77573

GOVERNANCE PLAN
MCON-401-SPEC

TARGET INDOOR RH	MAX INDOOR DEW PT	DRY-WALL TARGET	TDLR ESCALATION GATE
30% – 50%	**≤ 55°F**	**≤ 12% WME**	**≥ 25 SF**
Continuous BMS Alarm ≥55%	Gulf Coast Latent Control	Alert ≥13% / Escalate ≥16%	16 TAC § 78 Regulated MRP

1. FACILITY PROFILE, OWNERSHIP & STATUTORY SEPARATION

ASHRAE 62.1 • S520:2024

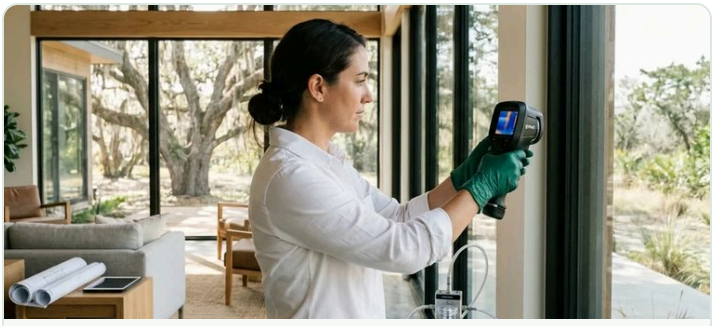
Facility & Street Address	Bayview Medical Plaza • 4820 Gulf Fwy, League City, TX 77573	**Ownership Entity**	Bayview Healthcare Properties LLC (Fictitious)
Building Area & Occupancy	42,800 SF (3-Story Medical Clinic & MRI Suite)	**Moisture Coordinator**	Marcus Vance, CHFM • Chief Facility Engineer
Retained MAC Consultant	Charles Aaron Lehnhoff, MLS(ASCP)CM #246841 • MAC #1544	**Plan Term / Audit Cycle**	March 1, 2026 – February 28, 2027 (Annual)

Texas Statutory Independence Notice (Tex. Occ. Code § 1958.155 & 16 TAC § 78.72): Envirogyn® serves exclusively as the facility's retained **Mold Assessment Consultant (MAC #1544)** and in-house mycology bench (**LAB #1050**). Any regulated mold remediation (≥25 contiguous sq ft) triggered under this Plan must be contracted to an independent, unaffiliated TDLR Mold Remediation Contractor (MRC).

2. FACILITY MOISTURE-RISK ZONING & TARGET TELEMETRY THRESHOLDS

ZONES Z1–Z4

RISK ZONE	BUILDING SYSTEMS & ASSEMBLIES	TARGET RH / PRESS.	ALERT TRIGGER	MAC ESCALATION
Zone Z1 (Critical)	Imaging Suite, Sterile Supply & Mech. AHU-1/2	35%–45% RH • +0.02"	> 52% RH (>6h)	≥ 58% RH or Wet Pan
Zone Z2 (Exam)	Clinical Exam Corridors, Plumbing Chase Walls	30%–50% RH • +0.01"	> 55% RH (>12h)	≥ 60% RH or ≥16% WME
Zone Z3 (Envelope)	Perimeter Window Mullions, Lobby Glazing	30%–50% RH • Neutral	Condensation Trace	Weep / Sealant Breach
Zone Z4 (Roof/Mech)	TPO Roof Drains, Penthouse Chilled-Water Lines	Dry Membrane / Lagging	Standing Water >24h	Damp Insulation / Leak



IAQ-01: Annual MAC FLIR thermal envelope & dew-point baseline screening across clinical suites.



IAQ-02: Continuous BMS psychrometric, dew-point & indoor spore-trap verification protocol.

3. BMS TELEMETRY ESCALATION BANDS & MOISTURE CONTROL CURVE

FIG 1 • TELEMETRY

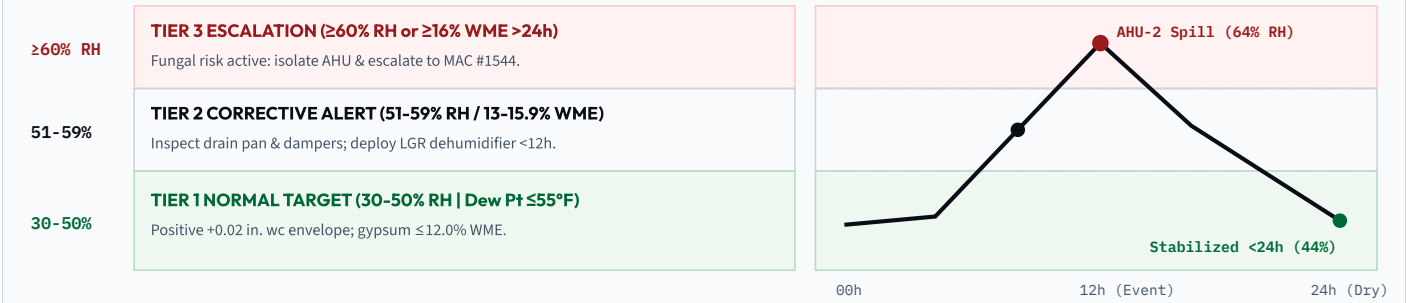


FIG 1. BAYVIEW MEDICAL PLAZA BMS TELEMETRY GOVERNANCE & 24-HR INCIDENT RECOVERY CURVE — MCON-401

Three-tier psychrometric governance ensures facility engineers resolve Tier 2 humidity drift before reaching Condition 3 fungal amplification thresholds.

4. PREVENTIVE HVAC, ENVELOPE & PLUMBING MAINTENANCE MATRIX

INSPECTION CADENCE

FACILITY ASSEMBLY	MANDATORY PREVENTIVE TASK & ACCEPTANCE CRITERIA	FREQUENCY	RESPONSIBLE ROLE
AHU Drain Pans & P-Traps	Inspect pans for standing water/bio-slime; flush condensate lines; test high-water float cutoff switch; verify negative-pressure trap depth.	Monthly (Apr–Nov) / Quarterly	Lead HVAC Tech
MERV 13 Filtration Banks	Replace media on differential schedule; inspect frame gaskets for bypass gaps and clean downstream blower plenum.	Quarterly	Facility Engineering
Outdoor Air Intake Louvers	Verify economizer damper stroke, mist-eliminator cleanliness, and confirm building pressurization (+0.01 to +0.03 in. wc).	Quarterly	Controls / HVAC
Roof Scuppers & Curbs	Clear debris baskets, inspect TPO flashings around rooftop RTUs, vents & parapet copings; thermal scan after named storms.	Semi-Annual + Post-Storm	Operations / Roofing
Under-Sink & Lab Traps	Check braided supply hoses, ice-maker lines, eyewash drains, and MRI chiller pipe vapor-barrier jacket integrity.	Quarterly	Maintenance Staff
MAC Annual IAQ Walk	Independent walk-through, psychrometric calibration audit, 4-point baseline ASTM D7391 spore-trap verification (TDLR LAB #1050).	Annual	Envirogyn® (MAC #1544)

Condition 1 Housekeeping Rule: Supply diffusers exhibiting dark settling dust (“ghosting”) shall be HEPA-vacuumed and sampled by ASTM D7658 surface tape lift (`ENV-COC-MLD-2026`) if fungal staining is suspected — never dry-brushed or sprayed with bleach.

4B. QUARTERLY MOISTURE-BINDER AUDIT & INSTRUMENT VERIFICATION

QA DOCUMENTATION

`[CHECK] BMS Sensor Calibration:` Cross-check zone wall transmitters quarterly against traceable ±2% RH hygrometer.

`[CHECK] Condensate Cutoff Switches:` Functional test of primary & secondary AHU pan float interlocks logged.

`[CHECK] Differential Airflow Logs:` Verify clean-to-corridor +0.01/+0.02 in. wc pressure across sterile/MRI suites.

`[CHECK] Envelope & Weep Inspection:` Document masonry weep holes, storefront glazing caulk, & MRI chiller insulation.

5. 24–48 HOUR WATER INTRUSION RAPID-RESPONSE SOP

ANSI/IICRC S500

RESPONSE WINDOW	MANDATORY ACTION PHASE	FIELD PROTOCOL & DOCUMENTATION REQUIREMENT
Hours 0 – 2	TRIAGE & SHUTOFF	Stop water source; lock out impacted AHU branch; take date-stamped baseline photographs; barricade clinical Zone Z1/Z2 foot traffic.
Hours 2 – 12	EXTRACT & DEHUMIDIFY	Extract standing water; remove saturated ceiling tiles immediately; deploy LGR dehumidifiers to drive ambient RH <50%; record initial % WME pins.
Hours 24 – 48	48-HR DRYING GATE	Verify structural gypsum/framing dries to ≤15% WME. **Any porous material still wet >48 hrs or showing suspect fungal growth triggers Section 6 escalation.**

6. TEXAS TDLR STATUTORY ESCALATION MATRIX (≥25 CONTIGUOUS SQ FT)

16 TAC CH. 78

SCOPE CLASSIFICATION	REGULATORY STATUS	AUTHORIZED EXECUTION PATH
Minor Localized (<25 Contiguous SF)	Exempt from TDLR 5-Day Notice	Trained facility staff (or MAC-guided tech) using HEPA vacuum, 6-mil poly drop sheet, and wet wipe; log work order in Moisture Binder.
Regulated Project (≥25 Contiguous SF)	**Mandatory 16 TAC Ch. 78 Governance**	1) Facility halts disturbance; 2) **Envirogyn® (MAC #1544)** writes MRP; 3) Independent **TDLR MRC** files 5-day TDLR notice & remediates under negative air; 4) Envirogyn® completes PRV clearance & TDI Form MDR-1 Part 2.



SOP-01: Regulated ≥25 SF negative-air containment (−0.025 in. wc) executed by independent TDLR MRC.



SOP-02: Calibrated Delmhorst pin-meter drying verification confirming structural wood ≤15% WME prior to PRV.

7. ANNUAL GOVERNANCE CERTIFICATION & SPECIMEN SIGN-OFF

EXECUTED PLAN RECORD

INDEPENDENT MOLD ASSESSMENT CONSULTANT

[ELECTRONIC SIGNATURE ON FILE — SPECIMEN ONLY]

Consultant: Charles Aaron Lehnhoff, MLS(ASCP)^{CM} #246841
License: TDLR MAC #1544 (Exp. 06/24/2028)
Lab Affiliation: TDLR LAB #1050 (ISO/IEC 17025:2017)
Effective Date: March 1, 2026 (Specimen)

FACILITY OWNER / CHIEF ENGINEER

[ELECTRONIC SIGNATURE ON FILE — SPECIMEN ONLY]

Entity: Bayview Healthcare Properties LLC (Fictitious)
Coordinator: Marcus Vance, CHFM • Facilities Director
Facility: Bayview Medical Plaza • League City, TX
Accepted Date: March 1, 2026 (Specimen)