

DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

DRY IN PRIOR TO STOCKING DRYWALL

DCAN has been out on numerous jobsites this year assessing water damage to gypsum board that has been stocked, and in some cases installed, in homes and buildings that have not been properly DRIED IN. In many cases the drywall gets soaked and stays wet long enough for mold to begin to grow. Once this occurs, the salvage mission begins, sorting through board and making determinations on what is still able to be used and what needs to be discarded. The Gypsum Association has published two papers containing guidelines on this topic; **GA-231** and **GA-238**, both attached for your review.

Why has this become such a hot topic lately? As you are likely aware, Las Vegas has been unusually wet and humid in 2023. These environmental conditions have led to increased instances of joint centerline ridging and cracking in large spanning areas, drywall tape swelling, and “halo” deformations around screws. **Additionally, these conditions are favorable for mold growth on wet drywall surfaces.**

DCAN has previously published a detailed *Industry Recommended Job Schedule for Drywall and Paint* (attached). The very first note in Section II. Job Scheduling states *“House Should be DRIED IN prior to stocking drywall.*

It is very important that drywall is not stocked in homes or buildings that are not DRIED IN. DCAN recommends that **Homebuilders and Subcontractors work together to make sure units are not stocked until properly DRIED IN:**

Homebuilders and GC’s: Tell your superintendents not to order drywall until the house is DRIED IN. If you are using software, make sure your program has the sequence correct and board is not stocked ahead of DRY IN. Tell your subcontractors that you do not want any unit stocked that is not DRIED IN under any circumstance without written approval.

Subcontractors: Let your builders know that you will not stock drywall in any unit that is not properly DRIED IN. If you are instructed to stock drywall in a unit that is not DRIED IN, then send a written notice to the builder or GC that your company is not responsible for water damage and mold caused by stocking ahead of DRY IN.

Replacing drywall is expensive and creates delays. Let’s work together proactively to prevent water damage and potential mold growth by not stocking any drywall until DRIED IN. This will not cost any of us extra and will save thousands of dollars in disposal and restocking.

Published September 2023

dcansw.com