

## Efflorescence

The following article is from the Masonry Institute of America.

### *What is Efflorescence?*

We know that efflorescence is a fine, white, powdery deposit of water-soluble salts left on the surface of masonry as the water evaporates. These efflorescent salt deposits tend to appear at the worst times, usually about a month after the building is constructed, and sometimes as long as a year after completion.

### *Required Conditions:*

Efflorescence is not a simple subject. Three conditions must exist before efflorescence will occur.

- First: There must be water-soluble salts present somewhere in the wall.
- Second: There must be sufficient moisture in the wall to render the salts into a soluble solution.
- Third: There must be a path for the soluble salts to migrate through to the surface where the moisture can evaporate, thus depositing the salts which then crystallize and cause efflorescence.

All three conditions must exist. If any one of these conditions is not present, then efflorescence cannot occur.

Even though the efflorescence problem is complex, it is not difficult to prevent.

Although no economically feasible way exists to totally eliminate any one of these three conditions, it is quite simple to reduce all three and make it nearly impossible for efflorescence to occur.

Using Good Masonry Practices will eliminate most of the problems with efflorescence.