

# Facility Operations

## Mold Remediation

### Standard Operating Procedures

Rev 3

#### **Purpose & Scope:**

This standard operating procedure (SOP) has been developed in response to the concerns expressed regarding mold by the University community. According to the CDC, for the vast majority of people, undisturbed mold does not represent a substantial health risk. People with immune deficiencies or mold allergies are much more likely to be effected.

Molds can be found almost anywhere in the world and can grow on virtually any organic substance as long as moisture and oxygen are present.

It is impossible to eliminate all mold and mold spores in the indoor environment, since outdoor ambient conditions contain mold as well.

It is possible to control mold growth indoors by controlling and responding to excessive moisture issues that support mold growth.

The key to mold control is moisture control, solve moisture problems before they become a mold problem is key.

#### **Mold Prevention Tips:**

- Fix leaky plumbing and leaks in the building envelope as soon as possible
- Watch for condensation on pipes, duct work and ceiling stains
- Prevent moisture condensation on surfaces by increasing surface temperature or reducing air humidity
- Vent moisture generating appliances
- Keep bathroom / shower exhaust fans in good working order, report them to Facilities when they are not drawing air.
- Maintain indoor humidity below 60% relative humidity
- In air conditioned buildings keep windows closed
- Students in Apartments or Suites need to do their part. In air conditioned buildings do not prop doors to the outside in the open position
- Regular normal cleaning of areas and surfaces where moisture is present, like bathrooms, needs to be maintained
- In un- air conditioned buildings, where dehumidifiers have been provided, the units need to be maintained and emptied as needed

## **Responsible Parties:**

The Director of Facilities Operations has overall administrative oversight of this SOP. The Assistant Director of Custodial Services and Assistant Director of Facilities have direct responsibility for managing the implementation of this SOP and the staff's training and adherence to the procedures set herein.

## **Mold Remediation Process:**

1. Areas where mold is suspect, will be first visually inspected, receive a moisture assessment and when appropriate mold testing of air, surface areas and ventilation.
2. Areas in question shall be cleaned as if mold exists in order to minimize any impact to the room / areas occupants.
3. If mold proliferation is confirmed, Facilities will communicate with the effected building occupants, Residential Life and coordinate efforts with EHS to address health and safety issues. This communication should start at the beginning of the process and continue through the full continuum of the remediation and repair activities. If students have been relocated during this process to new living spaces, these activities and their return will be coordinated through Residential Life.
4. The area will be contained. Extent of containment will be dependent on surface area of mold identified as outlined in EPA's guidelines, for remediating building materials with mold. (Less than 10 sq. ft. no containment required; greater than 10 sq. ft. 6 mil. poly containment recommended).
5. Workers will be provided with appropriate Personal Protection Equipment (PPE) for the area to be remediated. (Less than 10 sq. ft. N-95 respirator, gloves, goggles; greater than 10 sq. ft. air purifying respirator (APR) with HEPA filtration cartridge, gloves and disposable protective clothing).
6. Ensure source of moisture causing mold growth is properly addressed.
7. The area will be treated for 6-8 hours with a high output ozone machine to kill any live mold spores. All people, animals and plants need to be removed from area during treatment.
8. If the area is greater than 10 sq. ft. a HEPA air scrubbing unit will be put in place to negatively pressurize the containment area and remove any air born contaminants.
9. Mold eating enzyme treatment fogging machine / aerosol will be used on mold area, such as "Beyond Green," Nutra-quat and Biotech chemicals.
10. Remove all visible mold areas (drywall, ceiling, tiles, carpet etc.) Remove debris while in containment into 6 mil. Bags "double bagged". Vacuum space w/HEPA vacuum cleaner, discard vacuum filter and contents is double bagged plastic.

11. Once the leak has been addressed and the materials effected by mold removed, lightly dampen with a mold inhibitor like bleach or hydrogen peroxide.
12. Replace demoed materials.
13. In remediated areas greater than 10 sq. ft. clearance testing of the space is advised.
14. The space can be reoccupied.