

SMALL SCALE MOLD REMEDIATION

The following procedures should be used for remediation of small amounts of mold (less than 10 square feet).

Initial inspection and Development of Work Plan

A visual inspection should be conducted by a trained environmental health professional to determine the extent of water damage and mold growth. The inspection should include observation of hidden areas such as behind walls or cabinets, in crawl spaces, attics, etc. The inspection should also focus on any porous absorbent materials and include inspection of the ventilation system. The plan for remediation should be developed by this person based on this inspection, and modified as appropriate if additional mold is discovered during the remediation process.

Environmental Sampling

Environmental sampling is not necessary and is not normally recommended for mold clean up. Many types of sampling can be performed (air, surface, dust, bulk materials) on a variety of fungal components and metabolites using a variety of sampling methodologies. Sampling methods for fungi are not well standardized however, and may yield highly variable results that are difficult to interpret. Currently there are no standards, or clear widely accepted guidelines with which to compare results for health or environmental assessments. For these reasons sampling is not normally recommended.

The work plan will include the following:

- 1) Isolate the work area. The area must not be occupied during clean up activities.
- 2) Isolate the ventilation system and other areas from the area containing mold growth to minimize the dispersion or migration of mold and spores. This can be accomplished by shutting off ventilation and careful attention to prevent tracking of clean up dust and debris.
- 3) Find and fix the source of water. This aspect is of primary concern and should be the focus of the repairs.
- 4) Remove or clean all visible mold using detergent and water or a disinfectant detergent (e.g. H2Orange). Areas should be cleaned six inches beyond the extent of visible mold growth, including areas that are hidden behind walls or cabinets etc. Areas that are likely to have had mold growth should be examined, and if hidden, must be demolished or evaluated using a moisture meter or similar method to ensure mold has been cleaned six inches beyond the extent of growth. Generally hard non-porous surfaces can be cleaned but absorbent porous surfaces such as carpet, carpet padding, and drywall (wall board) must be removed

and discarded. Debris from the clean up should be placed in plastic bags and disposed in regular trash.

5) Care should be taken to prevent the generation of dust during construction activities to protect the workers and minimize the migration of mold and spores. Work wet when possible.

6) After mold clean up activities have been completed, depending on the extent of dispersion of mold and spores, a clean up of the general area should be done. This would minimally include clean up of all visible dust and debris. If substantial dispersion of mold is suspected then cleaning all the contiguous space should be done; all hard non-porous surfaces by wet wiping and all fabric/absorbent surfaces by vacuuming with a HEPA vacuum.

7) Prior to reoccupancy, if the area is in mechanically ventilated space, the ventilation system should be checked for any signs of mold or moisture.

Worker Protection

Clean up workers must be trained (Hazard Communication Standard) regarding the dangers of mold exposure, and in respiratory protection (Respiratory Protection Standard).

Personal protective equipment should include gloves, eye protection and a disposable n-95 respirator,

Workers should be supervised to ensure conformance to the work plan.