

OCCUPATIONAL HEALTH AND SAFETY PROGRAM

MOLD REMEDIATION PLAN

I. INTRODUCTION

Mold contamination in the indoor environment is a complex issue and there is scientific uncertainty with regard to health effects of mold. There are no state or federal laws that specifically mandate how mold must be remediated. There are no consensus standards on the quantity of mold or type of mold that is acceptable in the workplace and individual reactions to mold can vary greatly and be influenced by personal medical conditions such as allergies, asthma, etc. That said, it is advisable for the University to have guidelines for handling mold.

II. PURPOSE

Mold most often arises due to the presence of moisture and/or water. While this policy addresses only the mold remediation, steps should also be taken to correct the underlying source of the moisture or water.

III. IMPLEMENTATION

The following defines four categories of mold (incidental, minimal, moderate, and major) and provides guidelines for remediation of each category. These are only guidelines. If there is any question about whether you are facing mold or any question regarding the application of this policy or any portion of this policy contact the Risk Management and Safety Office for assistance before proceeding.

A. Categories of Mold

1. Incidental Mold

- a. Limited visible contamination.
- b. Not resulting from unexpected water or moisture intrusion.
- c. Examples include surface contamination that might be present in a naturally moist environment such as a residential bath or shower, greenhouse, etc.
- d. Surfaces can easily be cleaned in place.

2. Minimal Mold

- a. Visible contamination less than 10 square feet.
- b. Visible growth scattered in a small colony or colonies.
- c. Growth is on easy to access surfaces.
- d. Most surfaces with growth can be easily cleaned in place.
- e. Small items can be easily removed and bagged without significant release of contaminants.

3. Moderate Mold

- a. Contamination area between 10 and 100 square feet.
- b. Visible growth on porous or semi-porous materials and is light and spotty.
- c. Non-porous materials are 50% covered with mold colonies.
- d. There is the possibility of hidden contamination.

4. Major Mold

- a. Visibly contaminated areas is over 100 square feet.
- b. Heavy distribution of visible mold on any type of surface.
- c. Likely hidden contamination.
- d. Contamination may be well established (long-term water or moisture problem).
- e. Aggressive force needed to clean or remove contaminated surfaces.

B. Mold Remediation Processes

The following are remediation guidelines by category of mold identified above. They are only guidelines. Any contamination may be treated under the guidelines for a higher level of contamination (incidental mold may be treated under the guidelines for remediating minimal mold, minimal mold may be treated as moderate mold, etc.) as determined by the professional judgment of the individual responsible for the remediation. To treat a contamination under a lesser guideline (for example, to treat moderate mold with the guidelines for minimal mold) seek permission from the Risk Management and Safety Office first.

1. Incidental Mold
 - a. Clean using standard custodial practices.
 - b. Select appropriate cleaner for surface mold.
 - c. Follow usage instructions on the cleaner, generally spraying the surface, allowing it to sit, and damp wiping clean.
 - d. Use PPE recommended on the Safety Data Sheet associated with the selected cleaner.

2. Minimal Mold
 - a. Contamination can be addressed internally by appropriately trained personnel who are approved to wear the required PPE.
 - b. Containment is not required.
 - c. PPE should include gloves, goggles, and N95 respirator.
 - d. Remediation shall be done using the following cleanup methods: (1) wet vacuum, (2) damp wipe, (3) HEPA vacuum, (4) removal of damaged materials sealed in plastic bags depending on the surface to be cleaned as identified in the chart below:

Affected Material/Furnishing	Cleanup Method
Books and Papers	3
Carpet and Backing	1, 3
Concrete or Cinder Block	1,3
Hard Surface, porous flooring (linoleum, ceramic tile, vinyl)	1, 2, 3
Non-porous, hard surfaces (plastics, metals)	1, 2, 3
Porous surface (caulk)	1, 2, 3
Upholstered furniture, drapes,	1, 3
Wallboard (drywall, gypsum board)	3
Wood surfaces	1, 2, 3

3. Moderate Mold
 - a. Consideration should be given to using a remediation contractor to conduct the remediation. If a determination is made to conduct remediation internally it must be done by

appropriately trained personal approved to wear the required PPE.

- b. Limited containment may be required. Risk Management and Safety should be consulted to determine required containment.
- c. Limited or Full PPE may be required. Consult Risk Management and Safety to determine required PPE.
- d. Remediation shall be done using the following cleanup methods (1) wet vacuum, (2) damp wipe, (3) HEPA vacuum, (4) removal of damaged materials sealed in plastic bags depending on the surface to be cleaned as identified in the chart below:

Affected Material/Furnishing	Cleanup Method
Books and Papers	3
Carpet and Backing	1, 3, 4
Concrete or Cinder Block	1,3
Hard Surface, porous flooring (linoleum, ceramic tile, vinyl)	1, 2, 3
Non-porous, hard surfaces (plastics, metals)	1, 2, 3
Porous surface (caulk)	1, 2, 3, 4
Upholstered furniture, drapes	1, 3, 4
Wallboard (drywall, gypsum board)	3, 4
Wood surfaces	1, 2, 3

4. Major Mold

Remediation should be completed by a remediation contractor. Follow required contracting procedures.