

Mold Remediation Program

Mold is a type of fungus that can grow on virtually any surface, as long as moisture, oxygen, and an organic source are present. Mold spores can be found indoors and outdoors in almost all climates. The presence of mold spores is not typically a problem until they encounter moisture and begin growing. The goal is to prevent indoor conditions that are favorable to mold growth, such as water leaks and high humidity, and to respond quickly and appropriately when these conditions exist to minimize the potential for mold contamination. However, mold contamination will sometimes occur, and this program establishes procedures for remediating contamination in a manner that protects all West Chester University employees, students, and visitors.

Purpose and Scope

This program defines the responsibilities, procedures, remediation methods, and training required to safely and effectively clean or remove mold-contaminated building materials and contents in West Chester University facilities.

This program applies to all mold remediation activities in West Chester University facilities.

Responsibilities

Environmental Health and Safety

- Perform periodic reviews of the effectiveness of the Mold Remediation Program and update as needed.
- Assess areas of mold contamination in excess of 10 square feet and coordinate the appropriate level of response.
- Provide technical support for mold remediation activities.
- Work with Custodial and/or Facilities Plant Operations to identify and correct underlying causes of mold contamination.
- Perform or coordinate mold remediation training.
- Maintain sampling and post-remediation verification documentation.
- Coordinate and utilize only approved vendors for mold remediation activities for contamination that cannot be performed by West Chester University personnel.

Facilities Plant Operations

- Notify EHS of mold contamination in excess of 10 square feet.
- Assist EHS with evaluating suspected mold contamination, identifying the underlying causes of the contamination, and identifying and implementing measures to prevent recurrence.
- Perform Level 1, and when approved by EHS, Level 2 remediation activities as described in this program.
- Wear required PPE during mold remediation activities.

Custodial Service

- Notify EHS of mold contamination in excess of 10 square feet.
- Custodial Services may assist EHS with evaluating suspected areas of mold contamination, identify the underlying causes of mold contamination, and identify responses to prevent

recurrence. Perform Level 1, and when approved by EHS, Level 2 cleaning activities as described in this program.

- Do not perform cleaning activities for mold contamination greater than 8 feet off the ground.
- Wear required PPE during mold remediation activities.

Residence Life and Housing Services

- Notify EHS of mold contamination in excess of 10 square feet.
- Provide educational information to residents promoting methods to prevent mold growth.

Building Administrators

- Notify EHS of mold contamination in excess of 10 square feet.
- Notify building occupants of mold remediation projects.

Procedures

Mold Assessment

EHS will conduct a mold assessment in coordination with Plant Operations to:

- Identify and correct underlying causes of mold contamination.
- Identify all impacted materials for removal, drying, and/or cleaning.
- Determine the mold contamination level, whether the remediation can be done in-house, and the appropriate remediation method.

Sampling is not typically part of the mold assessment. If visible mold is present, sampling is not necessary. EHS will make the determination if sampling is necessary.

Remediation Guidelines

General Remediation

- Only non-porous (metal, glass, hard plastic) and semi-porous (wood, concrete, cinder block) materials that are in good condition can be cleaned and re-used.
- Clean mold contamination with water and detergent/disinfectant and dry thoroughly.
- Porous materials (drywall, ceiling tiles, insulation, soft furnishings) must be removed and discarded.
- The use of biocides is not recommended. Consult with EHS prior to using a chemical to clean mold contamination.

Level 1 Mold Remediation

- Remediation can be conducted by trained Facilities Plant Operations and Custodial Services personnel.
- Temporarily relocate occupants of immediate area. Occupants in adjacent areas do not typically need to be relocated.
- Wear required Level 1 PPE.
- Containment of the area is not required. A polyethylene drop cloth should be used in the immediate area of remediation when activities can generate dust or debris.
- Mold remediation methods may include one or more of the following methods depending on the type of materials impacted and the extent of the contamination:
 - Wet vacuum to remove water from floors and carpet.

- Remove and discard of mold contaminated porous materials in sealed plastic bags. (Wrap large items in polyethylene drop cloth and seal.) Discard as regular trash.
- Damp wipe/scrub/mop non-porous surfaces with water and detergent/disinfectant and dry thoroughly.
- HEPA vacuum surfaces in the vicinity of the mold remediation activities at the completion of the project. Discard vacuum contents in sealed plastic bag. Discard as regular trash.
- Contact EHS if hidden mold is discovered for further assessment.

Level 2 Mold Remediation

- EHS and Facilities Plant Operations will determine whether remediation can be performed in-house.
- Temporarily relocated occupants in immediate and adjacent areas.
- Use polyethylene sheeting to contain the area.
- For in-house remediation, wear required Level 2 PPE and follow the methods described above for Level 1 mold remediations.

Level 3 and 4 Remediation

- Level 3 and 4 mold remediation is performed by an approved mold remediation contractor.
- Temporarily relocate occupants of immediate and adjacent areas.
- Fully isolate remediation project area from occupied spaces.

Approved Contractors

- Contractors for mold remediation must be approved by EHS and/or Facilities Plant Operations.
- Contractors shall follow nationally accepted standards, such as the Institute of Inspection Cleaning and Restoration (IICRC) S500-Standard and Reference Guide for Professional Water Damage Restoration and IICRC S520-Standard and Reference Guide for Professional Mold Remediation.
- Contractor must submit SDSs for chemicals used on the project.
- Contractor must submit a work plan detailing methods and procedures to be used in remediation project.
- EHS will provide oversight, including periodic inspections during the remediation project.

Personal Protecting Equipment

A PPE assessment will be conducted as part of the mold assessment. Typical required PPE for mold cleaning and remediation activities include:

Level 1 PPE

- Goggles or safety glasses
- Gloves
- N-95 respirator (Refer to EHS Respiratory Protection Program for requirements)

Level 2 PPE

- Goggles
- Gloves

- Respiratory protection: N-95 respirator or half-face respirator with P100 filter cartridges (Refer to EHS Respiratory Protection Program for requirements)
- Disposable coveralls

Discard of disposable PPE after mold remediation is complete. Properly clean and dry PPE that is not disposable.

Training

Employees involved with mold remediation shall receive training consistent with their duties.

References

- USEPA, Mold Remediation in Schools and Commercial Buildings Guide
- AIHA, Mold Resource Center
- OSHA, SHIB 03-10-10 A Brief Guide to Mold in the Workplace

Reviewed: August, 2022