

## Mold Remediation

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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. When mold contamination does occur, it is important to safely and effectively remediate the contamination.

### How does mold affect people?

Exposure to moldy environments may cause a variety of health effects, or none at all. Some people are sensitive to mold and may experience symptoms such as stuffy nose, wheezing, and red or itchy eyes or skin. Others, such as those with allergies may be more sensitive to molds. Individuals with chronic respiratory disease may experience difficulty breathing. People with immune suppression or underlying lung disease are at an increased risk of infection from mold exposure.

### How is mold assessed at West Chester?

EHS will work with Facilities Plant Operations and/or Custodial Services to conduct a mold assessment prior to remediation. The purpose of the assessment is to:

- Identify all impacted materials and the appropriate remediation method
- Determine the level of mold contamination and decide if the remediation can be performed in-house
- Identify and correct the underlying cause of the mold contamination

### Who conducts mold remediation?

Mold remediation may be conducted in-house by Facilities Plant Operations and/or Custodial Services personnel or by an approved mold remediation contractor depending on the level of mold contamination. There are four levels of contamination:

#### Level 1: Small Isolated Areas

Level 1 mold remediation involves less than 10 square feet of mold contamination. Examples include cleaning surface mold on hard surfaces, replacing a moldy ceiling tile, and cutting out a small area of wallboard impacted by a leak.

Level 1 mold remediation is typically performed in-house by Facilities Plant Operations and/or Custodial Services personnel.

#### Level 2: Mid-Sized Isolated Areas

Level 2 mold remediation involves between 10-30 square feet of mold contamination. An example is replacing a moldy wallboard panel.

EHS in coordination with Facilities Plant Operations and/or Custodial Service will assess and determine if Level 2 remediation can be performed in-house.

### Level 3: Large Isolated Areas

Level 3 mold remediation involves between 30-100 square feet of mold contamination, and is typically performed by an approved mold remediation contractor.

### Level 4: Extensive Contamination

Level 4 mold remediation involves greater than 100 square feet of mold contamination, and remediation is performed by an approved remediation contractor.

### Can moldy materials be cleaned?

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

### What PPE can be used for cleaning or removing mold contamination?

#### Level 1

- Safety glasses or goggles
- Gloves
- N-95 respirator\*

#### Level 2

- Goggles
- Gloves
- N-95 respirator or half-face respirator with P100 filter cartridges\*
- Disposable coveralls

\*Refer to Respiratory Protection Program for requirements.

### Level 1 and Level 2 Mold Remediation Procedures

#### Mold Remediation Methods

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 all surfaces in the vicinity of the mold remediation at the completion of the remediation. Discard vacuum contents in sealed plastic bag. Discard as regular trash.

### Where can I get more information?

Contact EHS at 610-436-3333 for more information about the Mold Remediation Program or to request a mold assessment.