



**SECTION 02 85 00 00 - MOLD REMEDIATION**

1.1 GENERAL

A. Description Of Work

1. This specification covers the removal and disposal of mold. Products shall be as follows or as directed by the Owner. Installation procedures shall be in accordance with the product manufacturer's recommendations. Demolition and removal of materials shall be as required to support the work.

B. Submittals

1. List of all personnel to be involved in the work with their training and certifications.
2. List of all products and procedures proposed for use in performance of the work.
3. Test reports.
4. Certificates.

C. References

1. U.S. EPA "Mold Remediation in Schools and Commercial Buildings"
2. U.S. EPA "A Brief Guide to Mold, Moisture, and Your Home"

D. Quality Assurance

1. Conform to all Federal, State, and Local regulations which govern the handling and disposal of mold materials.

1.2 PRODUCT - (Not Used)

1.3 EXECUTION

- A. Environmental Assessment: The presence of mold, water damage, or musty odors shall be addressed immediately. In all instances, any source(s) of water must be stopped and the extent of water damaged determined. Water damaged materials shall be dried and repaired. Mold damaged materials shall be remediated in accordance with this document.

1. Visual Inspection: A visual inspection is the most important initial step in identifying a possible contamination problem. The extent of any water damage and mold growth shall be visually assessed. This assessment is important in determining remedial strategies. Ventilation systems shall also be visually checked, particularly for damp filters but also for damp conditions elsewhere in the system and overall cleanliness. Ceiling tiles, gypsum wallboard (sheetrock), cardboard, paper, and other cellulosic surfaces shall be given careful attention during a visual inspection. The use of equipment such as a boroscope, to view spaces in ductwork or behind walls, or a moisture meter, to detect moisture in building materials, may be helpful in identifying hidden sources of fungal growth and the extent of water damage.
2. Bulk/Surface Sampling
  - a. Bulk or surface sampling is not required to undertake a remediation. Remediation of visually identified fungal contamination shall proceed without further evaluation.
  - b. Bulk or surface samples may need to be collected to identify specific fungal contaminants as part of a medical evaluation if occupants are experiencing symptoms which may be related to fungal exposure or to identify the presence or absence of mold if a visual inspection is equivocal (e.g., discoloration, and staining).
  - c. An individual trained in appropriate sampling methodology shall perform bulk or surface sampling. Bulk samples shall be collected from visibly moldy surfaces by scraping or cutting materials with a clean tool into a clean plastic bag. Surface samples shall be collected by wiping a measured area with a sterile swab or by stripping the suspect surface



with clear tape. Surface sampling is less destructive than bulk sampling. Other sampling methods may also be available. A laboratory specializing in mycology shall be consulted for specific sampling and delivery instructions.

3. Air Monitoring
  - a. Air sampling for fungi shall not be part of a routine assessment. This is because decisions about appropriate remediation strategies can usually be made on the basis of a visual inspection. In addition, air-sampling methods for some fungi are prone to false negative results and therefore cannot be used to definitively rule out contamination.
  - b. Air monitoring may be necessary if an individual(s) has been diagnosed with a disease that is or may be associated with a fungal exposure (e.g., pulmonary hemorrhage/hemosiderosis, and aspergillosis).
  - c. Air monitoring may be necessary if there is evidence from a visual inspection or bulk sampling that ventilation systems may be contaminated. The purpose of such air monitoring is to assess the extent of contamination throughout a building. It is preferable to conduct sampling while ventilation systems are operating.
  - d. Air monitoring may be necessary if the presence of mold is suspected (e.g., musty odors) but cannot be identified by a visual inspection or bulk sampling (e.g., mold growth behind walls). The purpose of such air monitoring is to determine the location and/or extent of contamination.
  - e. If air monitoring is performed, for comparative purposes, outdoor air samples shall be collected concurrently at an air intake, if possible, and at a location representative of outdoor air. For additional information on air sampling, refer to the American Conference of Governmental Industrial Hygienists' document, "Bioaerosols: Assessment and Control."
  - f. Personnel conducting the sampling shall be trained in proper air sampling methods for microbial contaminants. A laboratory specializing in mycology shall be consulted for specific sampling and shipping instructions.
4. Analysis of Environmental Samples
  - a. Microscopic identification of the spores/colonies requires considerable expertise. These services are not routinely available from commercial laboratories. Documented quality control in the laboratories used for analysis of the bulk/surface and air samples is necessary. The American Industrial Hygiene Association (AIHA) offers accreditation to microbial laboratories (Environmental Microbiology Laboratory Accreditation Program (EMLAP)). Accredited laboratories must participate in quarterly proficiency testing (Environmental Microbiology Proficiency Analytical Testing Program (EMPAT)).
5. Evaluation of bulk/surface and air sampling data shall be performed by an experienced health professional. The presence of few or trace amounts of fungal spores in bulk/surface sampling shall be considered background. Amounts greater than this or the presence of fungal fragments (e.g., hyphae, and conidiophores) may suggest fungal colonization, growth, and/or accumulation at or near the sampled location. Air samples shall be evaluated by means of comparison (i.e., indoors to outdoors) and by fungal type (e.g., genera, and species). In general, the levels and types of fungi found should be similar indoors (in non-problem buildings) as compared to the outdoor air. Differences in the levels or types of fungi found in air samples may indicate that moisture sources and resultant fungal growth may be problematic.

### B. Remediation

1. General
  - a. **In all situations, the underlying cause of water accumulation must be rectified or fungal growth will recur.** Any initial water infiltration shall be stopped and cleaned immediately. An immediate response (within 24 to 48 hours) and thorough clean up, drying, and/or removal of water damaged materials will prevent or limit mold growth. If the source of water is elevated humidity, relative humidity shall be maintained at levels below 60% to inhibit mold growth. Emphasis shall be on ensuring proper repairs of the building infrastructure, so that water damage and moisture buildup does not recur.
  - b. Five different levels of abatement are described below. The size of the area impacted by fungal contamination primarily determines the type of remediation. The sizing levels below



are based on professional judgment and practicality; currently there is not adequate data to relate the extent of contamination to frequency or severity of health effects. **The goal of remediation is to remove or clean contaminated materials in a way that prevents the emission of fungi and dust contaminated with fungi from leaving a work area and entering an occupied or non-abatement area, while protecting the health of workers performing the abatement.** The listed remediation methods were designed to achieve this goal, however, due to the general nature of these methods it is the responsibility of the people conducting remediation to ensure the methods enacted are adequate. The listed remediation methods are not meant to exclude other similarly effective methods. Any changes to the remediation methods listed in these guidelines, however, shall be carefully considered prior to implementation.

- c. Non-porous (e.g., metals, glass, and hard plastics) and semi-porous (e.g., wood, and concrete) materials that are structurally sound and are visibly moldy can be cleaned and reused. Cleaning shall be done using a detergent solution. Porous materials such as ceiling tiles and insulation, and wallboards with more than a small area of contamination shall be removed and discarded. Porous materials (e.g., wallboard, and fabrics) that can be cleaned, can be reused, but should be discarded if possible. A professional restoration consultant shall be contacted when restoring porous materials with more than a small area of fungal contamination. All materials to be reused shall be dry and visibly free from mold. Routine inspections shall be conducted to confirm the effectiveness of remediation work.
  - d. The use of gaseous, vapor-phase, or aerosolized biocides for remedial purposes is **not** recommended. The use of biocides in this manner can pose health concerns for people in occupied spaces of the building and for people returning to the treated space if used improperly. Furthermore, the effectiveness of these treatments is unproven and does not address the possible health concerns from the presence of the remaining non-viable mold. For additional information on the use of biocides for remedial purposes, refer to the American Conference of Governmental Industrial Hygienists' document, "Bioaerosols: Assessment and Control."
2. **Level I: Small Isolated Areas** (10 sq. ft or less) - e.g., ceiling tiles, small areas on walls
- a. Remediation can be conducted by regular building maintenance staff. Such persons shall receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200).
  - b. Respiratory protection (e.g., N95 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves and eye protection shall be worn.
  - c. The work area shall be unoccupied. Vacating people from spaces adjacent to the work area is not necessary but is recommended in the presence of infants (less than 12 months old), persons recovering from recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity, pneumonitis, and severe allergies).
  - d. Containment of the work area is not necessary. Dust suppression methods, such as misting (not soaking) surfaces prior to remediation, are recommended.
  - e. Contaminated materials that cannot be cleaned shall be removed from the building in a sealed plastic bag. There are no special requirements for the disposal of moldy materials.
  - f. The work area and areas used by remedial workers for egress shall be cleaned with a damp cloth and/or mop and a detergent solution.
  - g. All areas shall be left dry and visibly free from contamination and debris.
3. **Level II: Mid-Sized Isolated Areas** (10 - 30 sq. ft.) - e.g., individual wallboard panels.
- a. Remediation can be conducted by regular building maintenance staff. Such persons shall receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200).
  - b. Respiratory protection (e.g., N95 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves and eye protection shall be worn.



- c. The work area shall be unoccupied. Vacating people from spaces adjacent to the work area is not necessary but is recommended in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity, pneumonitis, and severe allergies).
  - d. The work area shall be covered with a plastic sheet(s) and sealed with tape before remediation, to contain dust/debris.
  - e. Dust suppression methods, such as misting (not soaking) surfaces prior to remediation, are recommended.
  - f. Contaminated materials that cannot be cleaned shall be removed from the building in sealed plastic bags. There are no special requirements for the disposal of moldy materials.
  - g. The work area and areas used by remedial workers for egress shall be HEPA vacuumed (a vacuum equipped with a High-Efficiency Particulate Air filter) and cleaned with a damp cloth and/or mop and a detergent solution.
  - h. All areas shall be left dry and visibly free from contamination and debris.
4. **Level III: Large Isolated Areas** (30 - 100 square feet) - e.g., several wallboard panels.
- a. A health and safety professional with experience performing microbial investigations shall be consulted prior to remediation activities to provide oversight for the project.
  - b. The following procedures *at a minimum* are recommended:
    - 1) Personnel trained in the handling of hazardous materials and equipped with respiratory protection, (e.g., N95 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves and eye protection shall be worn.
    - 2) The work area and areas directly adjacent shall be covered with a plastic sheet(s) and taped before remediation, to contain dust/debris.
    - 3) Seal ventilation ducts/grills in the work area and areas directly adjacent with plastic sheeting.
    - 4) The work area and areas directly adjacent shall be unoccupied. Further vacating of people from spaces near the work area is recommended in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity, pneumonitis, and severe allergies).
    - 5) Dust suppression methods, such as misting (not soaking) surfaces prior to remediation, are recommended.
    - 6) Contaminated materials that cannot be cleaned shall be removed from the building in sealed plastic bags. There are no special requirements for the disposal of moldy materials.
    - 7) The work area and surrounding areas shall be HEPA vacuumed and cleaned with a damp cloth and/or mop and a detergent solution.
    - 8) All areas shall be left dry and visibly free from contamination and debris.
  - c. If abatement procedures are expected to generate a lot of dust (e.g., abrasive cleaning of contaminated surfaces, demolition of plaster walls) or the visible concentration of the fungi is heavy (blanket coverage as opposed to patchy), then it is recommended that the remediation procedures for Level IV are followed.
5. **Level IV: Extensive Contamination** (greater than 100 contiguous square feet in an area)
- a. A health and safety professional with experience performing microbial investigations shall be consulted prior to remediation activities to provide oversight for the project. The following procedures are recommended:
    - 1) Personnel trained in the handling of hazardous materials equipped with:
      - a) Full-face respirators with high efficiency particulate air (HEPA) cartridges
      - b) Disposable protective clothing covering both head and shoes
      - c) Gloves
    - 2) Containment of the affected area:



- a) Complete isolation of work area from occupied spaces using plastic sheeting sealed with duct tape (including ventilation ducts/grills, fixtures, and any other openings)
  - b) The use of an exhaust fan with a HEPA filter to generate negative pressurization
  - c) Airlocks and decontamination room
  - 3) Vacating people from spaces adjacent to the work area is not necessary but is recommended in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity, pneumonitis, and severe allergies).
  - 4) Contaminated materials that cannot be cleaned shall be removed from the building in sealed plastic bags. The outside of the bags shall be cleaned with a damp cloth and a detergent solution or HEPA vacuumed in the decontamination chamber prior to their transport to uncontaminated areas of the building. There are no special requirements for the disposal of moldy materials.
  - 5) The contained area and decontamination room shall be HEPA vacuumed and cleaned with a damp cloth and/or mop with a detergent solution and be visibly clean prior to the removal of isolation barriers.
  - 6) Air monitoring shall be conducted prior to occupancy to determine if the area is fit to reoccupy.
6. **Level V: Remediation of HVAC Systems**
- a. A Small Isolated Area of Contamination (<10 square feet) in the HVAC System
    - 1) Remediation can be conducted by regular building maintenance staff. Such persons shall receive training on proper clean up methods, personal protection, and potential health hazards. This training can be performed as part of a program to comply with the requirements of the OSHA Hazard Communication Standard (29 CFR 1910.1200).
    - 2) Respiratory protection (e.g., N95 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended. Gloves and eye protection shall be worn.
    - 3) The HVAC system shall be shut down prior to any remedial activities.
    - 4) The work area shall be covered with a plastic sheet(s) and sealed with tape before remediation, to contain dust/debris.
    - 5) Dust suppression methods, such as misting (not soaking) surfaces prior to remediation, are recommended.
    - 6) Growth supporting materials that are contaminated, such as the paper on the insulation of interior lined ducts and filters, shall be removed. Other contaminated materials that cannot be cleaned shall be removed in sealed plastic bags. There are no special requirements for the disposal of moldy materials.
    - 7) The work area and areas immediately surrounding the work area shall be HEPA vacuumed and cleaned with a damp cloth and/or mop and a detergent solution.
    - 8) All areas shall be left dry and visibly free from contamination and debris.
    - 9) A variety of biocides are recommended by HVAC manufacturers for use with HVAC components, such as, cooling coils and condensation pans. HVAC manufacturers shall be consulted for the products they recommend for use in their systems.
  - b. Areas of Contamination (>10 square feet) in the HVAC System: A health and safety professional with experience performing microbial investigations shall be consulted prior to remediation activities to provide oversight for remediation projects involving more than a small isolated area in an HVAC system. The following procedures are recommended:
    - 1) Personnel trained in the handling of hazardous materials equipped with:
      - a) Respiratory protection (e.g., N95 disposable respirator), in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is recommended.
      - b) Gloves and eye protection



- c) Full-face respirators with HEPA cartridges and disposable protective clothing covering both head and shoes shall be worn if contamination is greater than 30 square feet.
  - 2) The HVAC system shall be shut down prior to any remedial activities.
  - 3) Containment of the affected area:
    - a) Complete isolation of work area from the other areas of the HVAC system using plastic sheeting sealed with duct tape.
    - b) The use of an exhaust fan with a HEPA filter to generate negative pressurization.
    - c) Airlocks and decontamination room if contamination is greater than 30 square feet.
  - 4) Growth supporting materials that are contaminated, such as the paper on the insulation of interior lined ducts and filters, shall be removed. Other contaminated materials that cannot be cleaned should be removed in sealed plastic bags. When a decontamination chamber is present, the outside of the bags shall be cleaned with a damp cloth and a detergent solution or HEPA vacuumed prior to their transport to uncontaminated areas of the building. There are no special requirements for the disposal of moldy materials.
  - 5) The contained area and decontamination room shall be HEPA vacuumed and cleaned with a damp cloth and/or mop and a detergent solution prior to the removal of isolation barriers.
  - 6) All areas shall be left dry and visibly free from contamination and debris.
  - 7) Air monitoring shall be conducted prior to re-occupancy with the HVAC system in operation to determine if the area(s) served by the system are fit to reoccupy.
  - 8) A variety of biocides are recommended by HVAC manufacturers for use with HVAC components, such as, cooling coils and condensation pans. HVAC manufacturers shall be consulted for the products they recommend for use in their systems.
7. Hazard Communication: When fungal growth requiring large-scale remediation is found, the building owner, management, and/or employer shall notify occupants in the affected area(s) of its presence. Notification shall include a description of the remedial measures to be taken and a timetable for completion. Group meetings held before and after remediation with full disclosure of plans and results can be an effective communication mechanism. Individuals with persistent health problems that appear to be related to bioaerosol exposure should see their physicians for a referral to practitioners who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Individuals seeking medical attention shall be provided with a copy of all inspection results and interpretation to give to their medical practitioners.

END OF SECTION 02 85 00 00