



WARNING SIGNS

The presence of mold, water damage, or musty odors should be addressed immediately, especially if there are complaints from individuals experiencing signs and symptoms related to possible mold exposure. In all instances, any source(s) of water must be stopped and corrected. Most often molds are confined to areas near the source of water. Removing the source of moisture – such as through repairs or dehumidification – is critical to preventing mold growth. Water damaged materials should be dried and repaired. Mold damaged materials should be remediated by an experienced contractor in accordance with the recommended abatement techniques.



MOLD ABATEMENT

The first step in controlling a mold problem is to rectify the cause of the water damage, or fungal growth will likely reoccur. Once this has been accomplished, abatement procedures can begin.

In May, 1993 the New York City Department of Health (NYCDOH) convened an expert panel to develop policies for medical and environment evaluation and intervention to address *Stachybotrys*. Since this time, the NYCDOH has expanded these policies to include all fungi (mold). The U.S. EPA also published their own set of guidelines and procedures in March 2001, which nearly mirrors those developed by NYCDOH in 1994.

The goal of any remediation is to remove or clean contaminated materials in a way that prevents the release of mold spores from leaving a work area and entering an occupied or non-abatement area, while protecting the health of workers performing the abatement and other building occupants still present.

Non-porous (e.g. metal, glass, and hard plastics) and semi-porous (e.g. wood) materials can be cleaned. Porous materials such as ceiling tiles, insulation, and wallboards should be removed and disposed of.

There are five different levels of abatement, as described by NYCDOH and EPA:

- Level I: Small Isolated Area (10 sq. ft. or less)**
- Level II: Mid-Sized Isolated Area (10 – 30 sq. ft.)**
- Level III: Large Isolated Area (30 – 100 sq. ft.)**
- Level IV: Extensive Contamination (> 100 sq. ft.)**
- Level V: Remediation of HVAC System**

With the completion of the first actual mold remediation standard by the Institute of Inspection, Cleaning and Restoration Certification (IICRC), which describes mold abatement standards for contractors. IICRC S520 describes three different mold conditions:

- Condition 1: Normal Indoor Fungal Ecology**
- Condition 2: Settle Spores from Condition 3**
- Condition 3: Extensive Visible or Hidden Mold**

The NYCDOH, EPA, and IICRC S520 recommends that nearly all mold abatement activities be accomplished by an experienced contractor that has been trained in the safe handling of hazardous materials (e.g. asbestos or lead based paint).

Post abatement verification should also be accomplished at the conclusion of the abatement project to ensure the mold contamination has been thoroughly removed, areas properly cleaned, and the entire structure has been returned to Condition 1, showing normal fungal ecology.



INFORMATION FOR CONTRACTORS

General contractors and home improvement companies are usually the first ones to encounter a mold problem. It is extremely important that if the proposed work will adversely impact mold contaminated material, all work is stopped until the work area can be properly assessed.

FOR ADDITIONAL INFORMATION OR TO SCHEDULE AN INDOOR AIR QUALITY ASSESSMENT, PLEASE CONTACT OUR OFFICE AT (419) 884-2123 OR (419) 544-1297.