

Columbus Health Department Guidance for Mold Remediation

All mold species are allergenic and potentially toxic and should be removed regardless of mold type. Prompt remediation of contaminated material and building repair must be the primary response to mold contamination. To prevent mold growth, emphasis should be placed on regular building maintenance to prevent moisture problems and prompt drying of water damaged areas within 48 hours.

Mold remediation should follow the best available practices. The minimum best practice standard for mold removal is the *New York City (NYC) Department of Health Mold Remediation Guidelines*. Additional safety information is available in the Federal Environmental Protection Agency's (EPA) Guideline for *Mold Remediation in Schools and Commercial Buildings*. Special caution detailed in these Guidelines should be taken to remove mold and contaminated materials and protect the health and safety workers and building occupants during clean up.

Columbus Health Department Clarification of NYC and EPA Guidance:

- The moisture source that has caused the mold growth must be corrected.
- All porous, non-structural materials contaminated with mold should be removed and discarded (such as wall board, insulation, wood firing strips, wood molding, ceiling tiles, etc.)

Exception: small, above-ground areas of contamination measuring less than 10 square feet. Specifically:

- This does not apply to insulating materials or wall areas below ground level.
 - The square footage estimate must include all mold growth in a room and include mold that has spread to another adjoining surface.
 - Surfaces must be intact and sound.
 - The contaminated area must be cleaned, dried, and painted with a primer or sealant that includes a fungicide.
 - If mold contamination grows back on cleaned surfaces, then porous materials must be removed and moisture control must be re-evaluated.
 - The work area should 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). These individuals may also be sensitive to chemical odors; the work area will need additional ventilation for 2-to-3 days following chemical applications such as painting.
 - See NYC Guidance for more information.
- Mold growth on non-porous surfaces (stone, cement, metal, plastic) must also be removed.
 - Mold growth on semi-porous surfaces and structurally sound, load bearing, wood framing members must be removed and surfaces sealed.

OVER



- Bleaching, painting over mold growth, or not correcting moisture sources does not mitigate unsanitary conditions or potential health hazard from mold growth. Bleaching and painting may occur following removal of mold growth as stipulated above.

Resources:

New York City Guidelines on Assessment and Remediation of Fungi in Indoor Environments

- Available from the Columbus Health Department Healthy Homes Program
- Available on the Internet at <http://www.ci.nyc.ny.us/html/doh/html/epi/moldrpt1.html>

Federal EPA Mold Remediation in Schools and Commercial buildings Guidelines

- Available from the Columbus Health Department Healthy Homes Program
- Available on the Internet at <http://www.epa.gov/iaq/molds>

Columbus Healthy Homes Program phone (614) 645-8191

Note: This document is not a legal mandate and its purpose is to provide guidelines for a minimum best practice standard.

Additional Precautions:

1. Special lead paint precautions must also be implemented for painted surfaces of homes built prior to 1978 that will be disturbed by remediation or renovation. Contact the Healthy Homes Program for more information.
2. OSHA Hazard Communication Standard (29 CFR 1910.1200) and OSHA respiratory protection standard (29 CFR 1910.134) is recommended and gloves and eye protection should be worn. Special training and additional safety steps are recommended at <http://www.osha.gov/dts/shib/shib101003.html>.
3. Additional steps to this guidance and the NYC and EPA guidance may be necessary to ensure effective mold removal and worker and occupant health and safety
4. These mold guidelines are subject to change as more science-based information regarding fungal contaminants and removal becomes available.

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