

# MOLD PREVENTION AND REMEDIATION PROGRAM

## Policy

The policy of Clancy & Theys is not to treat or perform remediation for mold. However our employees may inadvertently encounter mold and under certain circumstances it may be necessary for our employees to treat or remediate very small amounts of mold contamination.

In an effort to prevent mold growth C&T will strive to ensure moisture is controlled during construction. Methods of moisture control will vary depending upon the situation. Employees and subcontractors alike are to report flooding, standing water, leaks, and moisture buildup to the C&T project Superintendent immediately upon discovery. C&T will endeavor to ensure that as feasible as possible our construction projects are maintained as to not promote the growth of mold.

## Purpose

The purpose of this policy is to provide information about mold, what to do if it is discovered, how to prevent mold growth, and protective measures employees should use when performing remediation.

## Information about Mold

Molds are part of the natural environment and can be found almost anywhere; they can grow on virtually any substance when moisture is present. Molds are fungi that produce tiny spores to reproduce, just as plants produce seeds. About 1,000 species of mold can be found in the United States, with more than 100,000 known species worldwide. There is no practical way to eliminate all molds and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

Molds can grow on virtually any substance, as long as moisture or water, oxygen, and an organic source are present. Molds reproduce by creating tiny spores (viable seeds) that usually cannot be seen without magnification. Mold spores continually float through the indoor and outdoor air.

Molds are usually not a problem unless mold spores land on a damp spot and begin growing. They digest whatever they land on in order to survive. There are molds that grow on wood, paper, carpet, foods and insulation, while other molds feast on the everyday dust and dirt that gather in the moist regions of a building.

When excessive moisture or water accumulates indoors, mold growth often will occur, particularly if the moisture problem remains uncorrected. While it is impossible to eliminate all molds and mold spores, controlling moisture can control indoor mold growth.

## Health Effects

Currently, there are no federal standards or recommendations, (e.g., OSHA, NIOSH, EPA) for airborne concentrations of mold or mold spores. Scientific research on the relationship between mold exposures and health effects is ongoing. There are many types of mold. Most typical indoor air exposures to mold do not present a risk of adverse health effects. However, molds can cause adverse effects by producing allergens (substances that can cause allergic reactions). Potential health concerns are important reasons to prevent mold growth and to remediate existing problem areas.

Molds may cause localized skin or mucosal infections but, in general, do not cause systemic infections in humans, except for persons with impaired immunity, AIDS, uncontrolled diabetes, or those taking immune suppressive drugs. An important reference with guidelines for immuno-compromised individuals can be found at the Centers for Disease Control and Prevention (CDC) website ([www.cdc.gov](http://www.cdc.gov)).

Molds can also cause asthma attacks in some individuals who are allergic to mold. In addition, exposure to mold can irritate the eyes, skin, nose and throat in certain individuals. Symptoms other than allergic and irritant types are not commonly reported as a result of inhaling mold in the indoor environment.

Some specific species of mold produce mycotoxins under certain environmental conditions. Potential health effects from mycotoxins are the subject of ongoing scientific research and are beyond the scope of this document.

Eating, drinking, and using tobacco products and cosmetics where mold remediation is taking place should be avoided. This will prevent unnecessary contamination of food, beverage, cosmetics, and tobacco products by mold and other harmful substances within the work area.

## **Prevention**

Moisture control is the key to mold control. When water leaks or spills occur indoors - act promptly. Any initial water infiltration should be stopped and cleaned promptly. A prompt response (within 24-48 hours) and thorough clean- up, drying, and/or removal of water-damaged materials will prevent or limit mold growth.

Mold prevention tips include:

- Repairing leaks in the building structure as soon as possible.
  - Pinpoint areas where leaks have occurred, identifying the causes, and taking preventive action to ensure that they do not reoccur.
- Looking for condensation and wet spots. Fix source(s) of moisture incursion problem(s) as soon as possible.
  - Cleaning and drying wet or damp spots as soon as possible, but no more than 48 hours after discovery.
- Preventing moisture from condensing by increasing surface temperature or reducing the moisture level in the air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in the air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid).
- Maintaining indoor relative humidity below 70% (25 - 60%, if possible).
- Providing adequate drainage around buildings and sloping the ground away from building foundations.

## **Remediation Plan**

If mold is discovered during construction or renovation, then mold remediation will be performed in accordance with the US Environmental Protection Agency publication EPA 402-K-01-001, "Mold Remediation in Schools and Commercial Buildings," published September 2008. This publication can be viewed at [www.epa.gov/mold](http://www.epa.gov/mold)

## **Personal Protective Equipment (PPE)**

During mold remediation PPE will be worn in accordance with the OSHA Standards and the US Environmental Protection Agency publication EPA 402-K-01-001, "Mold Remediation in Schools and Commercial Buildings," published September 2008. This publication can be viewed at [http://www.epa.gov/mold/mold\\_remediation.html](http://www.epa.gov/mold/mold_remediation.html)

## **Sampling for Mold**

In most cases, if visible mold growth is present, sampling is unnecessary. Air sampling for mold may not be part of a routine assessment because decisions about appropriate remediation strategies often can be made on the basis of a visual inspection. When mold is discovered, the C&T project Superintendent will notify their project manager and the C&T Environmental, Health & Safety (EH&S) Department so that a qualified testing contractor can be consulted to determination of whether or not to perform sampling.