Mold Remediation & Remediation Contractors

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Mold Remediation ≠ Asbestos Abatement
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## Similarities

- The objective of both is to remove contaminants
- Both are intended to protect workers and occupants
- Work practices and personal protective equipment often similar

## Differences

- Asbestos abatement is very regulated
- Mold Remediation has guidelines but few enforceable regulations
Mold Remediation Contractors
HOW? How to Select a Contractor

- Experience
- Credentials, Licenses, Training
- Insurance Coverage, Warranty
- What Guidelines do they follow?
- Cost
WHO?

How to Select a Contractor

Experience

- How long have they been in business and do they have a corporate presence?
- How many years have they been doing mold remediation?
- How many projects during that time?
- How many projects had third party clearance?
- How do they train their workers?
Credentials, Licenses & Affiliations

- Do they have local and contractor business licenses, if required?
- Do they have mold investigator or contractor certificate from a group like the ACAC or the IICRC?
- Are they members of associations such as the IAQA and the IICRC?
- Which industry standards and practices do they follow? If any?
WHO?

How to Select a Contractor

Insurance Coverage & Warranties

Is the contractor’s insurance coverage adequate?
What is their A.M. Best Company Rating?
What is their Commercial General Liability?
What is their Contractor’s Pollution Liability?
What is their Professional Liability?

Does the contractor offer a warranty?
WHO?
How to Select a Contractor

Guidance Documents

IICRC S520 – Standard and Reference Guide for Professional Mold Remediation
http://www.iicrc.org/s520info.shtml

New York City Guidelines

EPA’s Mold Remediation in Schools and Commercial Buildings
http://www.epa.gov/mold/mold Remediation.html
WHAT?
Mold Remediation Objectives

- Remove and/or clean water/mold-affected materials
- Protect Workers and Occupants
- Reduce the amount of settled fungal spores on contents
WHAT?
Mold Remediation Protocols

- A Mold Remediation Protocol is prepared by a consultant and followed as the Work Plan by the remediation contractor.

- Protocols should provide information about location(s) of areas to be remediated, estimated quantities of affected materials, acceptable remediation methods, required PPE, required containment(s), and clearance criteria.

- Protocols should be provided to remediation contractors prior to bidding so that the contractor understands the scope and requirements of the project.

- The involvement of a third party consultant, to provide assessment, oversight and consulting services, often streamlines projects.
WHEN?

When Should you Hire a Remediation Contractor?

- It depends.
- NYC Guidelines says if more than 100 ft\(^2\) of mold growth
- If more than you can handle…
- Remediation should be done after 1.) an assessment, 2.) development of a Mold Remediation Protocol, and 3.) after eliminating the source of moisture.
- When resources are available to address the problem.
HOW?

Typical Elements of a Remediation Protocol

- Prepare Work Area(s)
- Protect Workers & Occupants
- Dry-Out
- Cleaning and/or Removal of Affected Materials
- Content Cleaning
- Clearance Assessment Criteria
HOW?

Prepare Work Areas

Remove contents from area or securely cover

Establish Critical Barriers and Containments
HOW?
Preparing Work Areas - Considerations

- Will occupants be able to stay during remediation?
- Do the contents need cleaning?
- Isolate HVAC components, if present.
HOW?
Protecting Workers

Trained workers have a better understanding of how to do their tasks while minimizing exposure to mold spores.

Personal Protective Equipment – PPE

- Dust Masks (N95 & N100) & Respirators
  - Tyvek or appropriate coveralls
- Gloves and Eye Protection
HOW?
Drying Out

- Dehumidifiers
- Air Movers
- Removal of wet materials
- Psychrometric Chart
- Monitoring of Relative Humidity (RH%)
HOW?
Drying Out Basements and Crawlspaces

Basements with light moisture: dehumidifier, water proofing

Crawlspaces: vapor barrier, check gutters/downspouts/grading, exterior drainage systems, interior drainage systems, sump pump(s), relocate
Cleaning Methods

- Physical Removal – vacuum and scrub using cloth or brush wetted with detergent and water solution.
- Soda and Dry Ice Blasting – may generate other contaminants and may increase amount of clean-up.
  - Chlorine Dioxide – gassing of area to kill mold spores.
  - Other Biocides – not recommended for cleaning
- Encapsulation (Painting Over Mold) – Don’t Do It!!!
Dealing With Contents

- Most contents will have settled spores and not mold growth

- Contents to be cleaned should be moved off-site or to a clean area on-site for cleaning.

- High value items (i.e. rugs and art) may need special restoration

- Some low value items may need special cleaning and a decision should be made whether it is worth the time, effort and cost

- Several methods to determine whether contents are adequately cleaned.

- A “sniff test” is probably the best method is to ensure that the owner is satisfied/comfortable with the item after cleaning.
HOW?
Clearance Assessment Criteria

- Ensure that containments and critical barriers listed in the Remediation Protocol are in place and effective.
- Ensure that all building materials in the affected area(s) have a normal moisture content.
- Ensure that all building materials that were visibly affected by water and mold are removed or cleaned.
- Ensure that the work area(s) are clean with no visible dust or debris.
- A mold and moisture professional may also opt to collect air and/or surface samples for laboratory analysis.
HOW?

Other Considerations

It is possible that during remediation activities additional water and mold materials or areas are identified.

These unanticipated materials and areas may cause the contractor(s) to incur additional costs.
Contact Information

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