

Hudson Valley Community College

Mold and Moisture Management Program

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Physical Plant personnel will investigate, correct the source of the leak or moisture and dry out or remove water-damaged materials.

- Areas of special concern such as musty or moldy odors, suspicion of hidden mold in wall cavities, recurring or unaddressed mold or moisture issues, or individuals experiencing health concerns related to possible mold exposure should be reported to Environmental Health and Safety. EHS will review the concern with the occupants and conduct an appropriate assessment with Physical Plant to determine if mold sources are present and the appropriate corrective action(s).

Mold Growth Prevention

The first and best step to the management of mold hazards is to prevent its growth/propagation in the first place. Common guidance steps to mold prevention/avoidance include the following:

- Fix leaky plumbing, areas of condensation and leaks in the building envelope as soon as possible.
- Vent moisture-generating appliances, such as dryers, to the outside
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid).
- Regularly inspect HVAC systems with a special emphasis on filters, cooling coils, fan chambers and internal insulation.
- Keep heating, ventilation and air conditioning drip pans clean, flowing properly and unobstructed.
- Keep basement areas clean and dry.
- Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation.
- Following water intrusion events, initiate rapid drying techniques (i.e. floor fans) immediately.
- Dry and/or dispose of interior building materials that have been in contact with water.

Mold Removal Methods

Prompt remediation of mold-impacted materials and correction of moisture sources should be th1.9(f)6(4T -a)14w

- Damp Wipe -

- All areas should be left dry and visibly free from contamination and debris.
- Worker protection should include safety goggles and nitrile gloves. An N-

- All materials removed should be placed in a sealed bag or wrapped in 6-mil polyethylene sheeting and sealed with duct tape. These materials can be disposed of in a general trash dumpster.
- The work area and areas used for egress should be HEPA vacuumed and cleaned with a damp cloth or mop and a detergent solution.
- All areas should be left dry and visibly free from contamination and debris.
- Worker protection should include an N-95 disposable respirator or half-mask respirator with HEPA cartridges, safety goggles, Tyvek suits and nitrile gloves. Note that medical clearance, fit-testing and training are required for all cartridge respirator wearers.

Level 5: Extensive Contamination Mold Projects (greater than 100 square feet)

- EHS should be consulted prior to a Level 5 Extensive mold project. Level 5 projects are not typically performed by HVCC staff.
- This mold project type generally involves mold impacted structural materials greater than 100 square feet in size (>3 sheets of plywood/sheetrock).
- Response tactics typically involve the removal/disposal of the affected building materials by a two person team within three or more workshifts.
- These tactics should include containment of the work area:
 - Complete isolation of work area from occupied spaces using plastic sheeting sealed with duct tape (including ventilation ducts/grills, fixtures, and other openings);
 - The use of an exhaust fan with a HEPA filter to generate negative pressurization; and
 - Airlocks and decontamination room.
- Dust suppression methods, such as misting (not soaking) surfaces with water prior to remediation, are recommended.
- Surfaces in the work area that could become contaminated should be covered with a secured plastic sheet(s) before remediation to contain dust/debris and prevent further contamination.
- Contaminated materials that cannot be cleaned should be removed from the building in sealed impermeable plastic bags. The outside of the bags should 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. These materials may be disposed of as ordinary waste.
- The contained area and decontamination room should be HEPA vacuumed and cleaned with a damp cloth or mopped with a detergent solution and be visibly clean prior to the removal of isolation barriers.
- Worker protection should include a full-face respirator with HEPA cartridges, nitrile gloves, and full-body protective clothing. Medical clearance, fit-testing and training are required for all filtering facepiece respirator wearers.

Appendix A – Mold Project Reference Table

Project Size	Control Measures	Personal Protective Equipment
Level 1 – Trivial		Safety goggles Nitrile protective gloves
Level 2 – Small <10 ft ² with light growth	<ul style="list-style-type: none"> • Dust suppression (e.g. misting surfaces with water) recommended • Place contaminated materials in sealed plastic bag or wrap in poly sheeting for disposal • All areas should be left dry and visibly free from contamination and debris. 	Safety goggles Nitrile gloves N-95 dust mask – optional Tyvek suit-optional
Level 3 - Mid-Sized 10-30 ft ² with light mold growth –or– <10 ft ² with heavy growth	<ul style="list-style-type: none"> • Isolate work area or conduct when area unoccupied • Dust suppression (e.g. misting surfaces with water) • Cover surfaces in work area with poly sheeting • Place contaminated materials in sealed plastic bag or wrap in poly sheeting for disposal • HEPA vacuum work area, clean with a damp cloth or mop and a detergent solution. • All areas should be left dry and visibly free from contamination and debris. 	Safety goggles Nitrile gloves N-95 dust mask Tyvek suit - optional
Level 4 – Large 30-100 ft ² with light mold growth –or– 10-30 ft ² with heavy growth	<ul style="list-style-type: none"> • 	