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UF EH&S Mold Remediation Guidelines

1. Assure source of moisture intrusions, including but not limited to the suspect moisture intrusion issues outlined in this report have been terminated and corrected.

2. In work areas where no visible microbial growth was identified, a controlled pressure enclosure is not required. However, it is recommended that these areas be isolated utilizing typical construction methods for dust suppression during the destructive removal of the moisture impacted materials.

- If mold growth is identified at any time during the cleaning and/or removal of the moisture impacted building materials, then the area must be handled as containing mold growth and all control mechanisms recommended for mold affected building materials should be immediately implemented.
- If mold growth is not identified during the removal of the moisture impacted building materials, then the mitigation of these areas should continue under normal construction procedures.

3. Building materials identified as **water stained only** should be appropriately cleaned and dried (below 20% MC/WME). Following appropriate cleaning and verification of acceptable moisture content, the surface area may be primed and/or painted. If appropriate cleaning cannot be achieved, the materials may need to be removed and replaced.

4. Properly remove and dispose of all mold and water damaged porous building materials.

5. Non-porous diffusers and return grilles, appliances, furniture, boxes and other miscellaneous items in remediation work areas should be thoroughly cleaned/scrubbed using wet-wipe cleaning methods utilizing a two-towel system with a microbial biocide agent and vacuums utilizing HEPA filters.

6. Porous furniture and/or other miscellaneous items in remediation work areas should be evaluated on an individual basis. In most cases, these items can be thoroughly cleaned/scrubbed using wet methods utilizing a microbial biocide agent, and vacuumed utilizing a vacuum system with HEPA filters.

7. Exposed wall, floor and/or ceiling components should be thoroughly cleaned/scrubbed using wet methods utilizing a microbial biocide agent, and vacuumed utilizing a vacuum system with HEPA filters.

8. Any wood components of the exposed walls and ceilings should be sealed with an appropriate sealant after following the cleaning protocol and allowing sufficient drying time (components should have a moisture level of less than 12%). The sealant should not contain Linseed Oil.

9. Additional mold-affected materials may be discovered during remediation activities conducted at the site and should be addressed upon discovery.

10. All mold remediation activities should be conducted in a controlled pressure enclosure utilizing HEPA filtration. The intent is to isolate the remediation work area(s) to prevent dispersion of mold spores to unaffected areas of the structure. Activating any HVAC systems during any remediation activities should be avoided.

11. If air sampling indicates that bio-amplification of microbial spores is occurring, then HEPA-filtered negative air machines should be operated in the re-circulation mode (scrubbing) to continuously filter the air within the identified portions of the structure. The air scrubbing equipment should be relocated periodically to enhance the entrainment and subsequent filtration of airborne fungal spores within the identified portions of the structure. Additionally, all horizontal surfaces within the identified portions of the structure should be HEPA vacuumed and damp (not wet) wiped.

12. It is recommended that post mold remediation confirmation testing be performed to assess the effectiveness of the mold remediation activities. The sampling should be done prior to the initiation of the installation of replacement building components/finishes. The following PMRCT activities should be performed:

- **Visual Evaluation** – Assess the work area for the presence of visible microbial growth, water damage, water staining, standing water and significant particulate accumulation. Verify that recommended material removal was conducted and moisture levels in the affected areas are within an acceptable range (<20% MC/WME).

- **Air Sampling** – Indoor and outdoor baseline air samples should be collected and analyzed to determine the presence interior mold spore concentrations in the affected areas of the structure.