



MOULD REMEDIATION

When mould growth occurs indoors, adverse health problems may be reported by some building occupants. All types of mould have the potential to cause health effects, including allergic reactions, asthma and other respiratory complaints. Potential health concerns are an important reason to prevent mould growth and to remediate/clean up any existing mould growth.

Special precautions need to be taken by STFX employees when they are engaged in mould remediation to protect themselves as well as those in the area of remediation. Authorized employees shall be provided with appropriate cleaning supplies, training, personal protective equipment and disposal containers. Employees who are highly sensitive to environmental allergens should consult with their physician and supervisor before participating in remediation activities. All university staff shall refer to the Mould Prevention, Assessment and Remediation Program for complete recommendations.

Remediation Levels

Level 1: 10 sq. ft. or less

Level 2: 11 sq. ft. to 100 sq. ft.

Level 3: More than 100 sq. ft.

Hazard Assessment and Safe Operating Procedures (SOP)

An assessment of the mould growth area will be done by the FM supervisor and/or manager to determine Level of remediation. Some larger Level 2 remediations may be outsourced or they may require additional (Level 3) measures to keep everyone safe. A written SOP will be followed for all remediations.

Notifications

Building occupants will be notified of the presence of mould and any remedial action taking place and occupants in the immediate area will be removed. In some instances (Level 2 and 3 Mould Remediation) susceptible individuals in adjacent areas may need to be relocated for the duration of the remediation

Training

Authorized employees may conduct Level 2 and 3 remediations, after completing mould remediation training, fit testing and respiratory protection training.

Personal Protective Equipment

N95 respirator, gloves and eye protection are required for all mould disturbance and remediation work. Some larger remediations may require the use of clothing protection (i.e., Tyvek suit). Level 3 remediations require a higher level of PPE (full-face respirator, Tyvek suit).

Containment

Area containment is required for remediation projects 10 square feet or more. Containment measures increase depending on the level. All material should be handled so that the mould spores stay in the remediation area. HVAC supply and return vents should always be blocked within the containment area. Level III remediation projects require negative pressure with HEPA filtered fan exhausted outside of building.

Cleanup and Completion

Keep the mould in the contained work area. Every item being removed from the area must be cleaned of visible mould, wrapped in plastic or wet down to prevent the release of mould spores outside the containment area. Area is inspected by a competent person based on clearance parameters contained in the mould program. Only properly maintained HEPA vacuums will be used; no other kind.