



<b>Hazards</b>	Repetitive strain, respiratory, falls
<b>Tools/Equipment</b>	HEPA vacuum, ladder
<b>Employee Group(s)</b>	All of Facilities Management

**Required PPE:**



Safety  
Shoes



Eye  
Protection



Gloves



Respirator

The following steps will be followed to clean the Student Union's storeroom in Bloomfield basement.

**Worker Protection**

- ✓ Workers who clean or disturb mould must wear an N95 respirator and must be fit tested with the assigned respirator within the past two years. The seal of the respirator to the wearer's face shall not be comprised by any facial hair. Filters shall be disposed and replaced after 24 hours of continuous use.
- ✓ Workers who clean or disturb mould must be trained by OHS to perform their duties as outlined in this SOP, including PPE use.

**Abatement of Spaces and Cleanup and Removal of Material**

- a) Turn off HVAC systems where possible and seal over any system openings (e.g., diffusers and return air openings) within and immediately adjacent to the work area.
- b) Clearly visible signs warning of the remediation must identify the area where the removal is being performed. Suggested warning sign: **Caution Mould Removal, Authorized Personnel Only, PPE Required.**
- c) Remove mould according to the predetermined Remediation Plan/SOP and guidelines provided. Clean the surrounding area including any airborne particulates.
- d) Cleaning should be done using a mild detergent solution, such as Benefect® Botanical Disinfectant or Spray Nine®.
- e) Where possible, place a drop sheet below the mouldy materials.

---

*NOTE: All PPE, tools and equipment shall be used in accordance with provincial OH&S legislation, manufacturer's specifications, applicable standards and codes of practice.*



- f) Dust suppression methods should be used where possible, prior to disturbance of the mouldy materials. Tape a section of plastic sheeting or duct tape over the mouldy material, or if this is not feasible, lightly mist the mouldy material with amended water.
- g) Ensure mould spores do not spread to other areas by misting the mould affected area with clean water or a detergent solution prior to any remedial action.
- h) Remove any porous substrate materials (ceiling tiles, drywall, etc.) to a point beyond the immediate areas of visible contamination, for a minimum distance of 30 cm in all directions. Clean the work area and dispose of the waste.
- i) Pre-clean any items that will be retained, whether removed from the work area or covered and left in the work area. Use appropriate cleaning methods.
- j) After bulk removal, clean the surrounding area with a HEPA vacuum. No other type of vacuum can be used. If a HEPA vacuum is not available, wet wiping may be adequate for Level 1 work.
- k) Do not dry sweep or dry whisk. Use power tools only if fitted with effective HEPA-filtered dust collection.
- l) Wipe all non-porous surfaces within the removal area with a detergent solution. Rinse with clear water as required.
- m) Completely seal waste material and contaminated HEPA vacuum bags in two layers of 6ml polypropylene plastic prior to removal from the area. Dispose as regular garbage.
- n) Clean all equipment used in the abatement work area by HEPA vacuuming or wet wiping. Equipment that cannot be readily cleaned shall be HEPA vacuumed and sealed in a 6 mil polyethylene bags before removal from the work area.
- o) Maintain HEPA vacuum as per manufacturer's instructions.
- p) Eating, drinking, chewing or smoking are prohibited in the work area.

### **7.3 Post abatement cleanup**

- a) Remove polyethylene sheeting used during abatement by carefully rolling towards the centre of the work area. Clean any visible dust and debris using a HEPA vacuum.
- b) Clean all tools, supplies and equipment in the work area using a HEPA vacuum and by wet wiping. Equipment that cannot be readily cleaned (e.g., vacuum hose, wire brushes, etc.) shall be HEPA vacuumed and sealed in 6 mil polyethylene bags or suitable sealed containers before removal from the work area.
- c) Seal the intake and exhaust of HEPA filtered exhaust fans (negative air machines) and clean the cabinet by wet wiping, before removal from the work area.
- d) Leave the work area and surrounding areas dry and visibly free of dust and debris.



### **Waste disposal**

- a) Remove all waste as contaminated material, including but not limited to building debris, disposable coveralls, respirator filters and/or cartridges, and plastic sheeting.
- b) All waste should be immediately double-bagged into two 6-mil polyethylene bags, each individually sealed. If the material cannot be bagged, wrap in two layers of 6 mil polyethylene sheeting and seal with tape.

### **Post-abatement drying**

- a) By the completion of the mould abatement, ensure the cause of the mould growth has been identified and an action plan initiated to prevent further mould growth. This action would include mitigation of the original cause of the mould contamination. This would include such factors as past flooding, moisture intrusion or elevated levels of relative humidity.
- b) At completion of mould abatement check that the remaining finishes (e.g., concrete, wood framing, sub-floors) have been adequately dried so that mould growth will not re-occur when new finishes are installed.
- c) The work area may require further drying efforts before repairs and painting can commence.

### **Clearance Inspections and Sampling**

- a) Upon completion of removal and cleaning of contaminated materials and spaces, OHS shall inspect the work area for acceptable completion, through a combination of careful visual inspections and surface testing.
- b) The site will be considered acceptable and clean when a thorough visual inspection shows that all mould remediation work has been completed and that all surfaces in the work area are free of any visible mould growth, dust, and debris. Surface mould sampling can be completed to confirm the area is clean and free from mould growth.
- c) Ensure that:
  - ✓ Mould contaminated materials have been removed or treated and that adjacent surfaces and hard to reach spots are free of visible mould,
  - ✓ Moisture sources have been effectively eliminated,
  - ✓ Mould growth has not reoccurred, considering the possibility of hidden mould. (Re-inspect every 2-3 weeks until satisfied that the remediation was successful).
- d) Conduct clearance testing as necessary. Refer to section 8.0 *Post Remediation Clearance*.
- e) Re-clean any areas or surfaces that do not pass inspection/clearance, i.e., damp wipe with water/detergent, then HEPA vacuum.



The following criteria will be used to assist in determining if re-cleaning of the work area is required.

Clearance Parameter	Result	Required Action
Visual Inspection	Dust free and no visible mould growth.	No further action required, complete surface sampling at discretion.
Visual Inspection	Dust and/or visible mould growth present.	Re-cleaning is required until acceptable condition.
Surface Mould Testing Results	Mould spores present, but no growth or sparse growth indicated.	No further action required, work area passed clearance inspection and sampling.
Surface Mould Testing Results	Sparse to moderate growth Moderate growth Abundant growth	Re-cleaning is required until acceptable condition.

### **7.8 Communication**

Once inspections and sampling are complete, notify occupants about the completion of the remediation.