

Mold Awareness



Participants will:

- Understand the “basics” of mold
- Analyze health hazards associated with mold
- Identify and recognize safety hazards
- Describe fundamental protective measures
- Interpret rules and regulations regarding mold

Mold Basics

- **Fungi** – naturally occurring organisms that are essential to decay of organic matter.
 - Strains include *Stachybotrys* and *Aspergillus Niger*
- **Mold/Mildew-** a growth of fungi forming a furry patch.
- **Bio-Aerosols** (biological aerosols) – airborne droplets containing mold spores, and microbial volatile organic compounds (VOCs).



Mold Basics

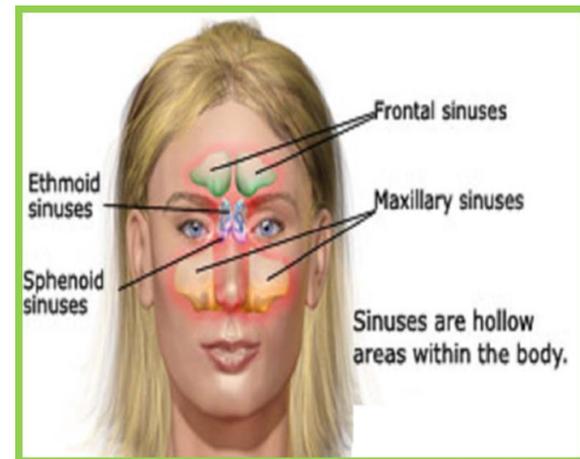
- Mold is a part of the natural environment.
- Mold breaks down organic matter.
- Mold can be controlled within indoor spaces.
- Mold can grow on almost any surface.
- Water or excessive moisture speeds up mold growth.

Mold Basics

- Mold does not need sunlight to grow, it only needs organic matter and the optimal growth environments
 - Humid/Damp
 - Warm
 - Dark spaces
- Mold can damage building materials and furnishings
- Mold can eventually lead to structural damage (wood)

Health Effects

- Burning eyes
- Headache
- Nausea
- Nose bleeds
- Allergic Reactions
- Asthma
- Cognitive disorders
- Pulmonary hemorrhage
- Exhaustion
- Sinus infections



Water Intrusion

In the right environment, mold can infiltrate a space due to un-repaired water leaks.



Examples of Mold Damage

Notice visible mold on carpet and chairs. It grows best on organic products



Photo. Super Storm Sandy

Without Prompt Action, Mold will Continue to Grow

When remediating mold contamination, it is essential to take prompt action and remove materials with mold growth before the mold spreads to nearby areas.



NYC DOHMH Guidelines for Assessment and Remediation of Fungi in Indoor Environments (November 2008)

The guidelines provide assistance in addressing observed mold growth on structural materials in office buildings.

Visual Inspections

- A visual inspection is the most important initial step in identifying a possible mold problem and in determining remedial strategies.
- A visual inspection should also include observations of hidden areas where damages may be present, such as crawl spaces, behind wallboard, carpet backing and padding.
- Ventilation systems should be visually checked for damp conditions and/or mold growth on system components such as filters, insulation, and coils/fins, as well as for overall cleanliness.

New York Standard on Assessment and Remediation (Article 32 of NYSDOL)

New York State Department of Labor (NYSDOL) enforces activities by licensed Mold Assessors and Remediation contractors beginning in 2016.

Certifications:

- Mold Remediation
- Mold Assessments

New York State Department of Labor Enforcement

Are there exemptions from these licensing requirements?

Yes, the following persons/entities are not required to obtain a license in order to perform mold assessment, remediation, or abatement:

1. A **residential property owner** who performs mold inspection, assessment or remediation on his/her property.

2. A **non-residential property owner**, or the employee of such owner, who performs mold assessment, remediation, or abatement on an apartment building owned by that person that has not more than four dwelling units.

New York State Department of Labor Enforcement

Are there exemptions from these licensing requirements?

3. An **owner or managing agency** or a full-time employee of an owner or management agent who performs mold assessment, remediation, or abatement on commercial property or a residential apartment building or more than four dwelling units owned by the owner
4. City employees that perform mold assessment, remediation, or abatement on any property owned, managed or remediated by such governmental unit or authority.

Mold Remediation

- In all situations, the source of water must be identified and corrected or the mold growth will recur.

Indoor moisture can result from numerous causes, such as: facade and roof leaks; plumbing leaks; floods; condensation; and high relative humidity.

Collaborative efforts with building facilities are recommended.

Mold Remediation

- Evaluate mold-damaged materials to determine if they are reusable. Any materials to be reused should be dry and free of mold.
- Consideration should also be given to cleaning surfaces and materials adjacent to areas of mold growth for settled mold spores and fungal fragments
- Infrastructure repair should be the primary response to mold growth in buildings.

Preventive Measures

- Repair plumbing leaks.
- Assess for condensation and wet spots on surfaces.
- Keeping HVAC drip pans clean, flowing properly, and unobstructed.
- Maintain indoor relative humidity below 70%.

Reference

New York City DOHMH Guidelines for
Assessment and Remediation of Fungi in
Indoor Environments

Contact Information

- Agency Building Facilities should be contacted.
- COSH Hotline at 212-386-6251