



FREQUENTLY ASKED QUESTIONS SIX MOLD REMEDIATION STEPS/POST REMEDIATION CLEARANCE

During renovations at our facility, significant amounts of black mold was found inside the wall cavities. Renovations have been halted. This mold must be removed ASAP since it is holding up the renovations. What steps must I implement immediately to eliminate the problem?

ANSWER:

Step #1: Hire an experienced mold consultant to identify the type of mold(s) present and the extent of mold growth. Your mold consultant should also be tasked with developing a Mold Remediation Work Plan. This plan can be used as a bid document to obtain competitive bids from mold remediation contractors. Consultant should also be tasked to conduct a pre-bid walkthrough/inspection of the mold affected areas and answer any pertinent questions from the bidders regarding the work. Ensure all bidders are on the same page when submitting their bids.

Step #2: Select the most responsible mold remediation contractor with the help of your mold consultant. The lowest bid is not always the best alternative. The mold remediation contractor and your consultant must be independent entities and have separate contracts with the client.

Step #3: Require periodic or daily on-site project management/monitoring by your mold consultant during mold work. Your Mold Remediation Work Plan is only effective when executed properly. Changes should be adapted based on field conditions.

Step #4: Verify your project is complete by ensuring your mold consultant implements the most recent/pier reviewed mold clearance protocols. Your mold consultant's project manager must perform a visual inspection after the completion of remediation including HVAC system cleaning, contents cleaning/disposal and HEPA vacuuming within the remediation zone. The work area must be free of any dust/debris and remediation work area surfaces verified as dry by moisture measurement testing. AET recommends mold spore air quality sampling following satisfactory completion of the visual inspection.

Step #5: Ensure post remediation (mold clearance) sampling data is properly interpreted by your mold consultant who has on-staff an experienced mold professional (such as a **Certified Industrial Hygienist**). AET's three (3) CIH's utilize the following interpretative approach for verifying mold clearance:

- A. Rank/Order: Mold spore results are ranked by the specific mold type (genus level) and the specific concentration of each mold type.
- B. Total Mold Spore Count: Each work area tested should be below 2000 spore/m³ (i.e. indicative of normal background mold levels).
- C. Comparison Indoor Work Area Sample Results to Outdoor: Total indoor results must be below outdoors. Further, each spore type's work area result, in the post remediation sampling, should be less than the spores outdoor concentration.
- D. Indicator Mold Species: Specific mold types including *Aspergillus*/*Penicillium* are symptomatic of water damage in a property and are often precursors for other types of mold. Post remediation levels of *Aspergillus*/*Penicillium* should be less than 200 c/m³.
- E. Target Fungal Species: There should be a zero tolerance for *stachybotryus*, *trichoderma*, *fusarium*, *menmonniella* and *chaetomium* in your indoor air quality samples due to the adverse health effects of these specific mold types. *Note: Where post remediation test results fail to meet this clearance criteria recleaning and retesting must be performed.*

Step #6: Identify and fix the source of water infiltration causing the mold growth. Mold will regrow unless the source of water is corrected.

When you need professional help or advice, email Alan Sutherland, CIH, CHMM at a.sutherland@aetinc.biz or call 610-891-0114. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services we provide at our website www.aetinc.biz.

Accredited Environmental Technologies, Inc.