

For more information about this topic, call the Risk Management Division:

- 1-801-240-4049
- 1-800-453-3860, ext. 2-4049 (toll free in the United States and Canada)

This fact sheet provides general guidelines for mold remediation in the United States. Contact the Risk Management Division for additional help.

For mold remediation, FM groups should follow the Physical Facilities Department (PFD) contract guidelines and use applicable PFD contracts from the Document Library. Other building managers should follow established contract guidelines and use applicable contracts.

Use the following guidelines for mold remediation and abatement:

1. **Conduct a mold investigation.** A qualified environmental consultant should conduct a mold investigation to determine the extent of mold contamination and establish an abatement specification. The consultant should have a Certified Industrial Hygienist (CIH) on their staff to conduct or oversee the investigation. Some states provide lists of qualified indoor environmental quality consultants. The American Industrial Hygiene Association (AIHA) consultant directory identifies available consultants by region and specialty (see <https://webportal.aiha.org/Custom/ConsultantsSearch.aspx>). Contact Risk Management to obtain specific recommendations on qualified environmental consultants for your area.
2. **Use an approved laboratory.** The environmental consultant should use a laboratory approved by the state in which the work is being done or an AIHA accredited environmental microbiology laboratory (see http://apps.aiha.org/qms_aiha/public/pages/reports/publicscopeview.aspx?ProgramCode=38).
3. **Select a qualified mold remediation firm to do the work.** Do not hire general contractors to perform mold remediation work. The environmental consultant may recommend or help you select a remediation firm. The remediation firm should comply with the scope of work specified by the consultant (Risk Management can provide an example scope of work). The environmental consultant should oversee the mold remediation, including the following:
 - a. Ensure the mold remediation firm adheres to Institute of Inspection, Cleaning and Restoration Certification (IICRC) Standard for Professional Water Damage Restoration S500 (see www.iicrc.org/pdf/buydocs.pdf).
 - b. Ensure the mold remediation firm adheres to IICRC Standard and Reference Guide for Professional Mold Remediation S520.
 - c. Ensure that the mold remediation firm adheres to the guidelines in the NYC DOHMH Guidelines on Assessment and Remediation of Fungi in Indoor Environments (see <http://www.nyc.gov/html/doh/html/epi/moldrpt1.shtml>).
4. **Cleaning HVAC systems and ducting.** HVAC systems should only be cleaned if they have visible mold growth or if dust sampling reveals microbial contamination in the ducts (see *Duct Cleaning Fact Sheet*). Clean HVAC ducts, plenums, and coils to National Air Duct Cleaners Association (NADCA) specifications (see www.nadca.com/publications/standardsguidelines.aspx).
5. **Review asbestos-related documents for the facility.** Review (or conduct as needed) the asbestos survey and asbestos management plan before disturbing building materials. Where it is documented or presumed that asbestos-containing materials are present, avoid disturbing these materials. If these materials must be disturbed, comply with state and federal asbestos standards and regulations.

6. **Conduct a post-remediation inspection.** Following the final cleanup, the environmental consultant should provide a post-remediation inspection including a visual inspection, sampling and testing, and moisture measurements. Once the post-remediation inspection documents that acceptable conditions exist, reconstruction activities can begin.