

Government Industrial Hygienist Role in Contractor Mold Remediation

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Mold as a Concern

- Grow in damp and wet areas
- Cause variety of health issues
- Destroys some building materials
- Removal of porous materials and cleaning of non-porous materials



Disclaimers

- Guide Specification being discussed – 90% Complete
- Not an Expert in Mold Remediation
- Responsibilities of the Industrial Hygienist will vary by
 - ▶ Service,
 - ▶ In House vs. Contract Removal
 - ▶ Occupied verses Non-Occupied Space



Government Industrial Hygienist Role During Mold Remediation

- Investigate the problem and aid in the identification of the source
- Advocate the correction of the problem creating the mold
- Possibly review construction contract documents and submittals
- Risk Communication of the hazards to the occupants



Identification of Initial Problem

- Based on Complaints
- Risk Evaluation
- Extent and Type of Materials Affected
- Source of the Moisture and Recommended Repair



Sources for Evaluation Criteria

- U.S. Army TG 278, Industrial Hygiene Preventive Medicine Mold Assessment Guide
- Interim Technical Guidance FY03-4, NAVFAC Mold Response Manual
- Recognition, Evaluation, and Control of Indoor Mold, AIHA



Unified Facilities Guide Specification

- Joint effort –
 - ▶ USACE
 - ▶ NAVFAC
 - ▶ Air Force Center for Engineering and Environment
 - ▶ NASA
- Electronic Format on Whole Building Design Guide Website
<http://www.wbdg.org/ccb/ccb.php>
- Reviewed and Signed By Participating Agencies or Services
- Guidance not Regulation
- Designer allowed to make Choices – You can Influence the Choice



Guide Specification: Mold Remediation

Section 02 85 00.00 20

- Initial Microbial Assessment Survey – Completed Before Solicitation

- Contractor IH to Reassess Before Work Begins

- Remediation Containment and Removal Controls Based On:
 - ▶ Size of Removal
 - ▶ Residential or Non-Residential



Specifics Criteria for Containment

Section 02 85 00.00 20

- ▶ Less Than 10 ft² – Non-Residential – No Containment
- ▶ 10 ft² to 100 ft² in Non-Residential or Less than 10 ft² in Residential – Limited Containment
- ▶ > 100 ft² in Non-Residential or > 10 ft² in Residential – Full Containment



Specifics Criteria

Section 02 85 00.00 20

- Language on Cleaning Sensitive Materials
- Porous verses Non-Porous Materials
- Cleaning of HVAC Ductwork
- Final Clearance Visual and “White Glove”



Not in Guide Specification

- Problem Correction
- Child Care or Sensitive Population Protection
 - Air Sampling
- Risk Communication



Advocate for Correction



- Provide a copy of evaluation/report to building owner and engineers
- Identify the source and recommended correction
- Correction has to be part of Remediation



Review of Submittals and Participation in Pre-Work or QA Meetings

- Service and Construction Agent Dependent
- Work through the Contracting Officer
- Qualifications
- Fungicides and Equipment
- Reassessment
- Final Clearance Documents



Risk Communication

- Provide Information on Remediation Dates and What is Being Done
- Concerns on Contents and Cleaning or Disposal
- Discuss Controls
- Provide Complaints to Construction Staff



Limited but Important Role

- Investigate the problem and aid in the identification of the source
- Advocate for Control and Remediation of the Hazard
- Review of Submittals and Final Clearance
- Risk Communication with Occupants.

