

Messiah College  
**Mold Remediation  
Policy and Procedure**

*Policy:* It is the policy of Messiah College to provide services and assistance that ensures a safe clean environment for employees, students, volunteers, and visitors.

*Objectives:* To provide housekeeping, maintenance and consultation that is necessary to maintain a safe and clean environment.

*Equipment:* Eye Protection (chemical splash goggles), Chemical Resistant Gloves (disposable gloves are not heavy enough), Fast Attack, Ecolab Oasis Disinfectant Cleaner, N-95 Mask (optional)

**NOTE:** Chemicals used in this procedure are corrosive to eyes and skin. Avoid inhaling and use eye and hand protection. N-95 masks are available for use; however, use of these masks, while recommended, is voluntary. If employee uses this mask, Appendix D from OSHA's Respiratory Standard must be reviewed by the employee (see Attachment A).

*Procedure:*

Responsibility

Step Action

Residence Life

- 1 If in dorms or apartments, Res Ed evaluates/responds initially to the reported mold call. Residence Life then will notify Campus Events for action to be taken.

Campus Events/Dining Services (for issues in dining areas)

- 1 Level 1- Small isolated areas (<10 SQFT) ceiling tiles, small areas on walls.
  - A. Don eye protection and gloves. Mask is available for voluntary use.

- B. Apply Fast Attack to area. Allow the solution to remain on the area for 10 minutes.
- C. Containment is not necessary.
- D. Clean area with Ecolab Oasis Disinfectant Cleaner and dispose of products into the regular waste.
- E. Report stained ceiling tiles or wall coverings to x6011 for replacement, if necessary.

Campus Events

2 Level 2- Mid-sized isolated areas (10-30SQFT)  
Individual wallboard panels.

- A. Don eye protection and gloves. Mask is available for voluntary use.
- B. Apply Fast Attack to the area. Allow the solution to remain for 10 minutes.
- C. Containment is not necessary.
- D. Clean the area with Ecolab Oasis Disinfectant Cleaner and dispose of products in the regular waste.
- E. Report any stained ceiling tiles or walls to x6011 for replacement if necessary.
- F. Notify VP of Operations.

Facility Services

Level 3- Large isolated areas (30-100SQFT) several wallboards panels.

- A. Need project oversight by qualified Contractor.
- B. Don eye protection. and gloves. Mask is available for voluntary use.
- C. Apply Fast Attack and notify ACIA at 717-767-1850 or EHC Associates at 717-393-8861 or emergency cell phone number is 717-278-8398.
- D. Notify VP of Operations.
- E. Contractor will complete the remediation.

Level 3- Remediation Contractor

- A. Containment **is** necessary.
- B. Ventilation should be turned off to prevent cross contamination.
- C. Product of remediation can be disposed of in regular waste.

## Facility Services

- Level 4- Extensive Contamination (>100 sq ft)
- A. Need project oversight by qualified contractor.
  - B. Don eye protection, and gloves. Mask is available for voluntary use.
  - C. Apply Fast Attack and notify ACIA at 717-767-1850 or EHC Associates at 717-393-8861 or emergency cell phone number is 717-278-8398.
  - D. The contractor will complete the remediation.
  - E. Notify VP of Operations.

### Level 4- Remediation Contractor

- A. Containment is necessary.
- B. Ventilation should be turned off to prevent cross contamination.
- C. Remediation will require full face respirator, and containment protective clothing.
- D. A Containment anteroom with negative airflow is necessary.
- E. Air monitoring is required.
- F. Products of containment can be bagged and go into the regular waste.

### **SPECIAL CONSIDERATION:**

1. Report and address any water leaks or water intrusion ASAP.
2. Only a small group of molds can cause human illness.
3. If mold returns after the first treatment Facility Services Staff needs to be contacted. A call is to be placed to ACIA at 717-767-1850 or EHC Associates at 717-393-8861 or emergency cell phone number is 717-278-8398 so that testing can be done to determine the type of mold and to determine if a more aggressive treatment is necessary.

**NOTE:** The above information is from New York City Guidelines, they were developed by NYC, DOH, NYC Human Resources Administration and MT. Sinai Occupational Health Clinic. OSHA uses the New York Guidelines as a reference.

Any molds that appear to be caused from sewage or other contaminated water must be cleaned up and contained by a qualified contractor. ACIA should be contacted to address these types of issues.

**Appendix D to Sec. 1910.134**  
(Mandatory)

**Information for Employees Using Respirators When Not Required Under the Standard**

Respirators are an effective method of protection against designated hazards when properly selected and worn. Respirator use is encouraged, even when exposures are below the exposure limit, to provide an additional level of comfort and protection for workers. However, if a respirator is used improperly or not kept clean, the respirator itself can become a hazard to the worker. Sometimes, workers may wear respirators to avoid exposures to hazards, even if the amount of hazardous substance does not exceed the limits set by OSHA standards. If your employer provides respirators for your voluntary use, or if you provide your own respirator, you need to take certain precautions to be sure that the respirator itself does not present a hazard.

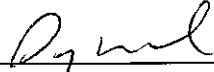
You should do the following:

1. Read and heed all instructions provided by the manufacturer on use, maintenance, cleaning and care, and warnings regarding the respirators limitations.
2. Choose respirators certified for use to protect against the contaminant of concern. NIOSH, the National Institute for Occupational Safety and Health of the U.S. Department of Health and Human Services, certifies respirators. A label or statement of certification should appear on the respirator or respirator packaging. It will tell you what the respirator is designed for and how much it will protect you.
3. Do not wear your respirator into atmospheres containing contaminants for which your respirator is not designed to protect against. For example, a respirator designed to filter dust particles will not protect you against gases, vapors, or very small solid particles of fumes or smoke.
4. Keep track of your respirator so that you do not mistakenly use someone else's respirator.

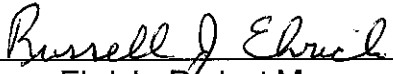
[63 FR 1152, Jan. 8, 1998; 63 FR 20098, April 23, 1998]

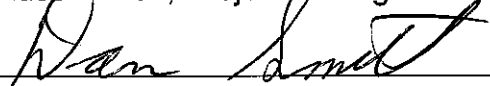
**"Note - The signed copy of this procedure is filed in the Facility Service Department. By signing this policy you have agreed to enforce the contents, share with your staff and adhere to standards".**

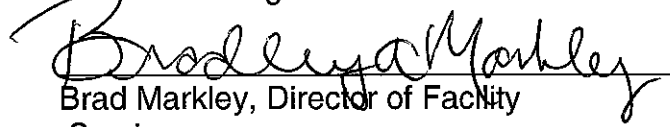
X Approved \_\_\_ Reviewed \_\_\_ Revised

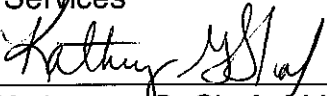
  
\_\_\_\_\_  
Doug Wood, Associate Dean of Students

  
\_\_\_\_\_  
Scott Zeigler, Campus Events Manager

  
\_\_\_\_\_  
Russ-Ehrich, Project Manager

  
\_\_\_\_\_  
Dan Smith, Facility Maintenance Service Manager

  
\_\_\_\_\_  
Brad Markley, Director of Facility Services

  
\_\_\_\_\_  
Kathrynne G. Shafer, Vice President for Operations

  
\_\_\_\_\_  
Mark Wirtz, Dining Services Director

  
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Donna Fink, Compliance Coordinator