

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:* Mask, Eye Protection, Gloves, and Fast Attack, Ecolab Oasis Disinfectant Cleaner

*Procedure:*

<u>Responsibility</u>	<u>Step</u>	<u>Action</u>
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 the food service areas)	1	Level 1- Small isolated areas (<10 SQFT) ceiling tiles, small areas on walls.  A. Don mask, eye protection, and gloves 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 6011 for replacement if necessary.

- Campus Events 2. Level 2- Mid-sized isolated areas (10-30SQFT)  
Individual wallboard panels.
- A. Don mask, eye protection and gloves
  - 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 6011 for replacement if necessary.

- Facility Services Level 3- Large isolated areas (30-100SQFT) several wallboards panels.
- A. Need project oversight by qualified person
  - B. Don mask, eye protection and gloves
  - 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.

- 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 person
  - B. Don mask, eye protection and gloves
  - 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.

- 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:**

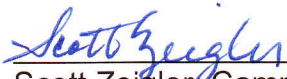
1. Report and address any water leaks or water intrusion ASAP.
2. Only a small group of molds can cause human illness.
3. If mold returns after the first treatment Facility Services Staff needs to be contacted. A call is to be placed to ACIA at 717-767-1850 or EHC Associates at 717-393-8861 or emergency 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.

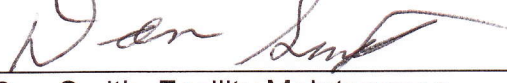
Any molds that appear to be caused from sewage or other contaminated water must be cleaned up and contained by a qualified contractor. ACIA should be contacted to address these types of issues.

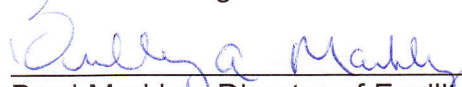
Approved  Reviewed  Revised 

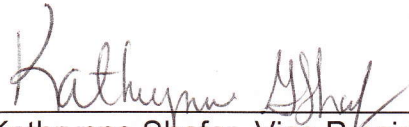
Doug Wood, Associate Dean of Students

  
 Scott Zeigler, Campus Events Manager

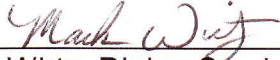
  
 Russ Ehrich, Project Manager

  
 Dan Smith, Facility Maintenance Service Manager

  
 Brad Markley, Director of Facility Services



Kathrynne Shafer, Vice President for  
Operations



Mark Wirtz, Dining Services Director



Hilary Kreider, Environmental Health  
And Safety Manager

**"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 and adhere to standards".**