

GUIDANCE FOR NON-LICENSEES: REMEDIATION

In general, an indoor mold remediation professional should be consulted when performing remediation. Prior to remediation, a non-licensed individual should consult the guidance in 20 DCMR §3206, which relates to assessing the extent of a moisture problem and indoor mold growth.

The following guidelines are applicable to non-licensed individuals performing mold remediation on areas potentially affected by less than ten affected square feet (10 ft.²) of indoor mold growth; unless exempt by 20 DCMR §3201, a non-licensed individual shall not perform mold remediation on indoor mold growth when it is equal to or greater than ten affected square feet (10 ft.²)

In all situations, the underlying moisture problem should be corrected to prevent recurring indoor mold growth.

- (a) Indoor moisture can result from numerous causes:
 - (1) Façade and roof leaks;
 - (2) Plumbing leaks;
 - (3) Floods;
 - (4) Condensation; and
 - (5) High relative humidity.
- (b) Relative humidity should be maintained at levels below sixty-five percent (65%) to inhibit indoor mold growth.
 - (1) Short term periods of higher humidity are not expected to result in indoor mold growth.
 - (2) Condensation on cold surfaces could result in water accumulation at much lower levels.
 - (3) Relative humidity should be kept low enough to prevent condensation on windows and other surfaces.

To successfully and safely remediate mold, building maintenance staff should be properly trained on issues such as:

- The causes of moisture intrusion and indoor mold growth;
- Health concerns related to mold exposure;
- The use of appropriate personal protective equipment; and
- Mold remediation work practices, procedures, and methods.

When responding to areas damaged by water for 24-48 hours, and before indoor mold growth occurs, the table below should be considered:

Guidelines for Response to Clean Water Damage within 24-48 Hours to Prevent Indoor Mold Growth	
Water-Damaged Material^o	Actions*
Books and papers	<ul style="list-style-type: none">• For non-valuable items, discard books and papers.• Photocopy valuable/important items, discard originals.

	<ul style="list-style-type: none"> • Freeze (in frost-free freezer or meat locker) or freeze-dry.
Carpet and backing- dry within 24 – 48 hours~	<ul style="list-style-type: none"> • Remove water with water extraction vacuum. • Reduce ambient humidity levels with dehumidifier. • Accelerate drying process with fans.
Ceiling tiles	<ul style="list-style-type: none"> • Discard and replace.
Cellulose insulation	<ul style="list-style-type: none"> • Discard and replace.
Concrete or cinder block surfaces	<ul style="list-style-type: none"> • Remove water with water extraction vacuum. • Accelerate drying process with dehumidifiers, fans, and/or heaters.
Fiberglass insulation	<ul style="list-style-type: none"> • Discard and replace
Hard surface, porous flooring (linoleum, ceramic tile, vinyl)	<ul style="list-style-type: none"> • Vacuum or damp wipe with water and mild detergent and allow to dry; scrub if necessary.
Non-porous, hard surfaces (plastics, metals)	<ul style="list-style-type: none"> • Vacuum or damp wipe with water and mild detergent and allow to dry; scrub if necessary.
Upholstered furniture	<ul style="list-style-type: none"> • Remove water with water extraction vacuum. • Accelerate drying process with dehumidifiers, fans, and/or heaters. • May be difficult to completely dry within 48 hours. If the piece is valuable, you may wish to consult a restoration/water damage professional who specializes in furniture.
Wallboard (drywall and gypsum board)	<ul style="list-style-type: none"> • May be dried in place if there is no obvious swelling and the seams are intact. If not, remove, discard, and replace. • Ventilate the wall cavity, if possible.
Window Drapes	<ul style="list-style-type: none"> • Follow laundering or cleaning instructions recommended by the manufacturer.
Wood surfaces	<ul style="list-style-type: none"> • Remove moisture immediately and use dehumidifiers, gentle heat, and fans for drying. (Use caution when applying heat to hardwood floors.) • Treated or finished wood surfaces may be cleaned with mild detergent and clean water and allowed to dry. • Wet paneling should be pried away from wall for drying.

* If indoor mold growth has occurred or material has been wet for more than 48 hours, consult the table in below. Even if materials are dried within 48 hours, indoor mold growth may have occurred. Consult an indoor mold assessment professional if in doubt. Note that indoor mold growth will not always occur after 48 hours; this is only a guideline.

These guidelines are for damage caused by clean water. If you know or suspect that the water source is contaminated with sewage, or chemical or biological pollutants, a professional should be consulted that has experience with cleaning and repairing buildings with contaminated water. Do not use fans before determining that the water is clean or sanitary.

° If a particular item(s) has high monetary or sentimental value, you may wish to consult a restoration/water damage specialist.

~ The subfloor under the carpet or other flooring material should also be cleaned and dried. See the appropriate section of this table for recommended actions depending on the composition of the subfloor.

When building materials that have or are likely to have indoor mold growth, the table below should be considered:

Guidelines for Remediating Building Materials with Indoor Mold Growth Caused by Clean Water*			
Material or Furnishing Affected	Cleanup Methods[°]	Personal Protective Equipment	Containment
SMALL – Total Surface Area Affected Less Than 10 square feet			
Books and papers	3	Minimum N-95 respirator, gloves, and goggles	Not recommended according to best practices
Carpet and backing	1, 3		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3		
Wallboard (drywall and gypsum board)	3		
Wood surfaces	1, 2, 3		
LARGE – Total Surface Area Affected Greater Than 10 Square Feet			
An indoor mold assessment professional shall first be used to assess and, then, if necessary, an indoor mold remediation professional, both licensed pursuant to 20 DCMR §3202, shall be used to remediate areas impacted or suspected to be impacted by mold affecting areas greater than 10 square feet.			
* Use best judgment to determine prudent levels of Personal Protective Equipment and containment for each situation, particularly as the remediation site size increases and the potential for exposure and health effects rises. Consult the first table if materials have been wet for less than 48 hours, and indoor mold growth is not apparent. These guidelines are for damage caused by clean water. If you know or suspect that the water source is contaminated with sewage, or chemical or biological pollutants, then a professional should be consulted that has experience with cleaning and repairing buildings with contaminated water.			
° Select the method most appropriate for the situation. Since mold(s) gradually destroy the things they grow on, if indoor mold growth is not addressed promptly, some items may be damaged such that cleaning will not restore their original appearance. If a particular item(s) has high monetary or sentimental value, you may wish to consult a restoration/water damage specialist.			

Cleanup Methods

- **Method 1:** Wet vacuum (in the case of porous materials, some mold spores/fragments will remain in the material but will not grow if the material is completely dried). Steam cleaning may be an alternative for carpets and some upholstered furniture.
- **Method 2:** Damp-wipe surfaces with plain water or with water and detergent solution (except wood —use wood floor cleaner); scrub as needed.
- **Method 3:** High-efficiency particulate air (HEPA) vacuum after the material has been thoroughly dried. Dispose of the contents of the HEPA vacuum in well-sealed plastic bags.

Personal Protective Equipment

- **Minimum:** Gloves, N-95 respirator, goggles/eye protection