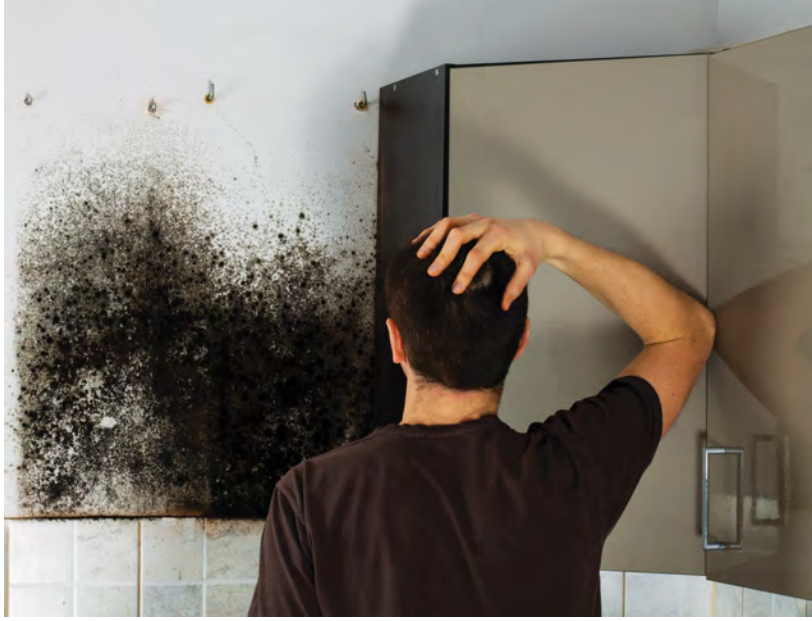
PREVENTING MOLD IN THE HOME



Mold spores are everywhere and can thrive in damp and humid environments.

To prevent mold from growing or returning, you must:

- Keep indoor spaces dry, clean, and at a low relative humidity, ideally 30%-50%
- Fix plumbing leaks as soon as possible
- Clean and repair roof gutters regularly
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly
- Protect vulnerable areas from flooding
- Keep areas prone to humidity, like kitchens and bathrooms, well ventilated with fans and windows
- Ensure appliances that produce moisture, such as clothing dryers, stoves, and kerosene heaters, vent water vapor to the outside
- Insulate cold water pipes and other areas that may collect condensation

See EPA guidance document "A Brief Guide to Mold, Moisture, and Your Home" for more information about mold prevention and control, as well as EPA guidance document "Mold Remediation in Schools and Commercial Buildings."

ASSESSING MOLD IN THE HOME

So, you think you've got mold? Before taking any step to remediate indoor mold growth, always:

- Conduct a visual inspection to determine the extent of water damage and growth.
- Use gloves and respiratory protection in the event you disturb mold growth.
  - √ A properly-fitted N-95 respirator is recommended. Visit the Occupational Safety and Health Administration's Respiratory Protection webpage for information on respirators.
  - √ Long gloves that extend to the middle of the forearm and natural rubber, neoprene, nitrile, polyurethane, or PVC are recommended.
  - √ Goggles without ventilation holes are recommended.

- Pay careful attention to the following areas:
  - √ Crawl spaces, attics, wallboards, carpets, wallpaper, behind dry wall, baseboards, insulation, paneling, ceiling tiles, or carpets and pads;
  - √ Ventilation systems like filters, insulations, coils, fins, or other places that may harbor moisture and create damp conditions;
  - √ Ceiling tiles, drywall (paper-covered gypsum wallboard), structural wood, and other cellulose containing surfaces those are susceptible to indoor mold growth when damp.

REMEMBER! If your home smells musty or those living in the area are experiencing respiratory health problems, you may have mold. Removing materials harboring hidden mold can lead to a massive release of spores. This can be very hazardous to health. Hire a licensed professional.

Also, if you believe the mold in your home is caused by contaminated water, immediately hire a professional!

See EPA guidance document "A Brief Guide to Mold, Moisture, and Your Home" for more information about mold prevention and control, as well as EPA guidance document "Mold Remediation in Schools and Commercial Buildings."

FOR MORE INFORMATION VISIT:

Department of Energy & Environment:
doee.dc.gov/service/mold

Environmental Protection Agency:
epa.gov/mold

Center For Disease Control:
cdc.gov/mold

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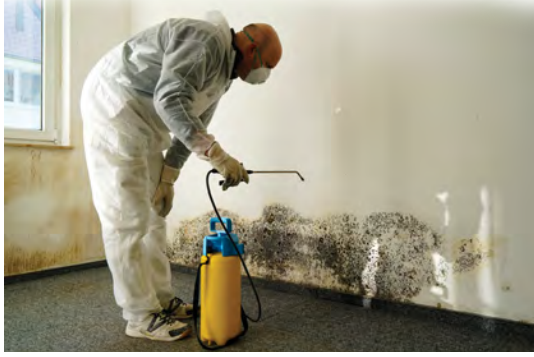
GOVERNMENT OF THE DISTRICT OF COLUMBIA

REMEDIATING MOLD IN MULTI FAMILY BUILDINGS



When there is more than 10 square feet of visible mold in a residential building, a DOEE-licensed professional is required to assess and remediate the situation, especially when the residence is tenant-occupied.
Visit doee.dc.gov/service/mold for a list of DOEE mold professionals.

When remediating mold less than 10 square feet, always remove mold completely in order to avoid regrowth. Always,

- Wipe or scrub mold off hard surface with water or detergent and water before drying it quickly and completely. When using any cleaning products, follow all label instructions.
- Throw away ceiling tiles, carpet, books and paper, and other absorbent or porous materials that often harbor mold.
- Do not apply paint to a moldy surface.
- Consult a specialist should mold taints your invaluable items.

Note: Biocides are substances like chlorine bleach that kills living organisms. Because dead mold can still be hazardous to health, biocides will not eliminate mold completely and therefore, they are not recommended for most mold cleanup.

If you do choose to use disinfectants or biocides, always:

- Ventilate the area, and
- Never mix chlorine bleach with other cleaning solutions or detergents that contain ammonia because it can produce toxic fumes.

A list of biocides approved by the District and EPA can be found at the National Pesticide Information Retrieval System.

See EPA guidance document "A Brief Guide to Mold, Moisture, and Your Home" for more information about mold prevention and control, as well as EPA guidance document "Mold Remediation in Schools & Commercial Buildings."

Both EPA documents correspond with the District's Mold Guidelines, which must be followed to remain in compliance with District mold regulations.

Table 2: Guidelines for Remediating Building Materials with 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 (ft²)			
Books and papers	3	Minimum N-95 respirator, gloves, and goggles	None required
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		
MEDIUM – Total Surface Area Affected Between 10 and 100 (ft²)			
Books and papers	3	Limited or Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Limited Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
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, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3		
LARGE – Total Surface Area Affected Greater Than 100 (ft²) or Potential for Increased Occupant or Remediator Exposure During Remediation Estimated to be Significant			
Books and papers	3	Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Full Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3, 4		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3, 4		

METHODS KEY

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.

Method 4: Discard – remove water-damaged materials and seal in plastic bags while inside of containment, if present. Dispose of as normal waste. HEPA vacuum area after it is dried.

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