SEC-023 Mold Management

Effective Date Tuesday, August 2, 2005

Status Final

Last Revised Monday, August 18, 2025

Policy Type University

Contact Office Environmental Health and Safety

Oversight Executive
Vice President for Research

Applies To Academic Division and the Medical Center.

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Reason for Policy

To avoid growth of mold and mildew in University facilities which can impact the health and comfort of building occupants and to provide a systematic approach to remediation of mold and mildew problems.

Definition of Terms

Terms

Description There are no terms that require definition.

Policy Statement

In the event of a flood or large water leak that results in wet building components or furnishings, efforts must be made to dry out the moisture within **48 hours**.

Compliance with Policy:
Failure to comply with the requirements of this policy may result in disciplinary action up to and including termination or expulsion in accordance with relevant University policies.

Direct questions about this policy to Environmental Health and Safety.

Procedures

Contact your specific maintenance organization (e.g., Facilities Management, Housing Maintenance, Medical Center Physical Plant, etc.) and the Office of Risk Management **immediately** in the event of a flood or large

water leak. An effort will be made to dry wet porous materials (ceiling tiles, installed carpeting, upholstered furnishings, and wallboard) effectively within **48 hours** (by active vacuum extraction followed by area dehumidification) to ameliorate mold growth. You should contact the appropriate service office if you discover visible mold on building materials (drywall, ceiling tiles) or furnishings (carpeting, upholstered furniture, or books) and the **contaminated area totals approximately 10 square feet (or more)**.

Other situations may result in mold growth, including uncontrolled high humidity (i.e., consistently greater than 65%) may result in indoor amplification of mold, improper placement of vapor barriers, or persistent plumbing fixture leaks. Industrial Hygiene specialists from Environmental Health and Safety can assist in investigating and identifying building deficiencies, specific health complaints, and hidden sources of contamination.

1. **Remediation:**
   Porous materials from which microbial growth cannot be adequately cleaned must be removed from buildings. The removal process of mold-contaminated materials will vary depending on the location and extent of the mold growth, but will likely require some level of isolation or containment. Larger areas with mold contamination may require evacuation of occupants and the involvement of trained abatement professionals. Representatives of EHS are qualified to make this determination. Remediation of more than ten square feet of mold-contaminated building materials should only be performed by workers with mold remediation training. Any remediation attempt should include long-term plans to maintain systems and prevent recurrence of microbial contamination. These plans will address adequate repairs and preventive maintenance of the building structure, the HVAC, the plumbing, and any other building systems. These plans should also include a means for the prompt response to recurring problems.

Related Information

The University has incorporated several sources into its policy, including:

- the ***American Conference of Governmental Industrial Hygienists***[1]
- the ***American College of Occupational and Environmental Medicine***[2]
- the ***American Industrial Hygiene Association***[3]
- the ***Institute of Inspection, Cleaning, and Restoration Certification***[4]
- the ***Environmental Protection Agency***[5]

OEHS website

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[1] ACGIH, Bioaerosols: Assessment and Control, www.acgih.org.

[2] ACOEM, Adverse Human Health Effects Associated with Molds in the Indoor Environment, www.acoem.org.

[3] AIHA, Report of the Microbial Growth Task Force, AHIA Press, 2700 Prosperity Avenue, Suite 250, Fairfax, Virginia, 22031, www.aiha.org.

[4] IICR S500, Standard and Reference Guide for Professional Water Damage Restoration, www.iicrc.org.

[5] EPA, Mold Remediation in Schools and Commercial Buildings (EPA 402-K-01-001), https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide-chapter-1.

Major Category Safety, Security and Environmental Quality

Next Scheduled Review Friday, August 18, 2028

Revision History
Confirmed 8/18/25; Added Compliance section 7/21/21; Updated 6/16/15, 7/20/11, 8/25/08.

Approved By Executive Vice President and Chief Operating Officer

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