

**EACO Mould Abatement Guidelines
2004 - Edition 1**



Foreword

This guideline has been prepared to assist building owners, constructors, contractors, subcontractors and workers who have duties under the Occupational Health and Safety Act and its Regulations to safely perform work activities involving Mould (Microbial) Abatement and remediation. The guideline promotes safe work practices, the use of personal protective equipment, worker awareness and training and is based in a thorough review of the available guidance materials available to November 2003 and professional experience of the Abatement industry.

We believe that this guideline will not only help employers fulfill their responsibility and due diligence under the OHSA but will assist them to better address the challenges involved with proper assessment and remediation of Mould (Microbial) contamination in buildings.

Disclaimer

EACO disclaims any liability or risk resulting from the use of the work practices and recommendations discussed in the guideline. It is the user's responsibility to ensure that these apply to the specific workplaces and to ensure compliance with all other federal, provincial and local regulations that may be applicable.

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SECTION A: GENERAL POINTS AND LIMITATIONS

1. Three levels of work practice are given for removal of Small, Medium and Large-scale Mould growth, depending on the extent of material supporting Mould growth present. The thresholds between Small and Medium project areas (10 ft²) and between Medium and Large project areas (100 ft²) are a guideline only and are subject to professional judgment. EACO recommends that the enumeration of Mould growth be based on an approximation of the extent of visible growth (total affected area of building material), including the estimated extent of any hidden Mould.
2. These procedures do not address the identification or control of the cause(s) of the Mould growth being abated by these procedures. The project authority is cautioned to ensure that the underlying cause(s) of the Mould growth is investigated and remedied prior to completing the Abatement process to reduce the potential for Mould re-growth.
3. These procedures do not address the potential for fungal infections that may be acquired by Susceptible Occupants in hospitals or other health care settings if Mouldy materials are disturbed without appropriate precautions. Refer to “Construction-related Nosocomial Infections in Patients in Health Care Facilities – Decreasing the Risk of Aspergillus, Legionella and Other Infections”, July 2001, Canada Communicable Disease Report, Health Canada and CSA Standard Z317.13-02, Infection Control During Construction or Renovation of Health Care Facilities.
4. These procedures are not intended to address Biohazards, other than Mould, potentially present in a project area as a result of contamination with sewage waste, river floods or other water with high levels of Microbial contamination. The reader is referred to the guidance of the Institute of Inspection, Cleaning and Restoration Certification S500 Standard, “Standard and Reference Guide for Professional Water Damage Restoration.” Additional precautions may apply.

SECTION B: GENERAL PRECAUTIONS APPLICABLE TO ALL LEVELS OF MOULD ABATEMENT WORK

1. Protection of Occupants

- 1.1 The project authority should consider whether occupants should be removed from areas adjacent to the work area. The removal of occupants from spaces adjacent to the work area is not necessary in all cases but should be considered in the presence of Susceptible Occupants including but not limited to infants less than 12 months old, persons having undergone recent surgery, the elderly, immune suppressed people, or people with chronic inflammatory lung diseases.

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2. Worker Training and Medical Pre-screening

- 2.1 Mould Abatement workers shall be trained in the hazards of Mould Abatement and in the procedures to be followed. Training at a minimum shall include classroom and site instruction in the hazards of Mould, personal protection equipment, including Respirator fitting and use, Abatement practices and clean up. General health and safety training as required by the Occupational Health & Safety Act for Construction Sites, waste handling and disposal shall be provided to all workers.
- 2.2 Workers must be fit to work with potential Mould exposure. Workers with a history of significant allergic disease (asthma, hay fever, hives, etc.) or with a potential immuno-compromised status (persons with an immune system disease, taking immune system suppression medication, etc.) should consult with an experienced physician to determine whether Mould removal activities, and the associated potential for exposure to pathogenic materials, would present an unacceptable health risk.
- 2.3 Mould Abatement workers who may encounter a risk of infectious disease from unsanitary water sources (sewage, river floods, etc.) should consult with an experienced physician regarding vaccinations to reduce the risk of infectious disease through available immunizations, particularly Hepatitis A and B, tetanus and polio.

3. Respiratory Protection

- 3.1 The respiratory protection in these procedures has been established for protection against fungal particulate material, for which a Respirator with a NIOSH-approved particulate filter will be adequate. Another type of Respirator may be required if the Mould Abatement will employ a Disinfectant with a volatile hazardous ingredient (e.g., household chlorine bleach). Consult MSDS data for specific respiratory protection in relation to specific cleaning products.
- 3.2 Respirators shall be NIOSH approved.
- 3.3 Respirator wearers shall be Fit-tested for each type of Respirator to be used, prior to use and yearly thereafter, following CSA Standard Z94.4-02, Selection, Care and Use of Respirators.
- 3.4 Clean and maintain the Respirator and battery pack (where applicable) in accordance with manufacturer's recommendations.
- 3.5 No facial hair or spectacle side arms, which affect the seal of the Respirator to the skin, are allowed.
- 3.6 Dispose of filters daily due to the potential growth of Mould spores on damp filter media.

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- 3.7 Due to the nature and working conditions of Mould Abatement, Filtering Facepiece Respirators shall not be utilized for Level 2 or Level 3 Abatement projects.

4. Personal Protection and Hygiene

- 4.1 Workers shall wear dust-impermeable gloves appropriate for the work underway and water-impermeable gloves for application of detergent and/or Disinfectant. Refer to the MSDS for the detergent and/or Disinfectant for glove selection.
- 4.2 Wash face and hands after work at the Abatement project each time after exiting the Abatement work area.
- 4.3 For all levels of work, eating, drinking or smoking is prohibited in the work area.

5. Cleaning

- 5.1 Pre-clean any items that will be retained, whether removed from the work area or covered and left in the work area. Use appropriate and effective cleaning methods.
- 5.2 After bulk removal, clean the surrounding areas with a HEPA vacuum. No other type of vacuum can be used. If a HEPA vacuum is not available, wet wiping may be adequate for Level 1 work.
- 5.3 Do not dry sweep or dry whisk. Use power tools only if fitted with effective HEPA-filtered dust collection.
- 5.4 Wipe all non-Porous surfaces within the removal area with a detergent solution. Rinse with clear water as required.
- 5.5 As an option, a Disinfectant solution can be used in place of, or in addition to a detergent. Apply the Disinfectant as specified by the manufacturer, maintaining the surfaces wet for the prescribed period. Generally, surfaces to be disinfected must be cleaned of all dust and loose organic material prior to application of the Disinfectant. A Disinfectant is required where the work area has been contaminated with a significant pathogenic hazard (i.e., sewage floods).
- 5.6 The project authority should consider the use of a Disinfectant in hospital or health care settings, or in other settings where the project authority believes occupants to be significantly immuno-compromised. Refer to the Health Canada and CSA guidelines for prevention of fungal infections in health care settings, given above.
- 5.7 These cleaning requirements apply to all exposed surfaces within the work area. The project authority will determine if soft goods and Porous materials can be adequately cleaned or must be disposed of.

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- 5.8 Clean all equipment used in the Abatement work by HEPA vacuuming or wet wiping. Equipment that cannot be readily cleaned shall be HEPA vacuumed and sealed in 6 mil polyethylene bags before removal from the work area.

6. Waste Disposal

- 6.1 Remove all waste as contaminated material, including but not limited to building debris, disposable coveralls, Respirator cartridges, and plastic sheeting. All waste should be immediately double-bagged into two 6-mil polyethylene bags, each individually sealed. If the material cannot be bagged, wrap in 2 layers of 6 mil Polyethylene Sheeting and seal with tape.
- 6.2 Transport and dispose of the waste material in compliance with local, provincial and federal regulations, including the Ontario Environmental Protection Act and any other regulations, which may apply to the Mould or the substrate on which the Mould was located.

SECTION C: PRECAUTIONS FOR LEVELS 1, 2 AND 3 MOULD ABATEMENT

7. Level 1: Small Isolated Areas, Less than 10 ft² (1 m²)

- 7.1 This section gives instructions for performing Mould Abatement specifically for small-scale projects. Comply with all of the items of Section B, General Precautions (protection of occupants, worker training and medical pre-screening, respiratory protection, personal protection and hygiene, cleaning, and waste disposal) while performing this work.
- 7.2 The worker shall wear a half face piece air-purifying Respirator fitted with replaceable filters (N95 minimum) or a Filtering Facepiece Respirator (N95 minimum) plus appropriate gloves.
- 7.3 Workers may wear full-body dust-impervious coveralls with attached hoods. Secure the coveralls tight at the ankles and wrists.
- 7.4 Turn off HVAC systems and seal over any diffusers immediately adjacent to the work area.
- 7.5 Where possible, place a drop sheet below the Mouldy materials.
- 7.6 Dust Suppression methods should be used where possible, prior to disturbance of the Mouldy materials. Tape a section of plastic sheeting or duct tape over the Mouldy material, or if this is not feasible, lightly mist the Mouldy material with water.
- 7.7 Remove any Porous substrate materials (ceiling tiles, drywall, etc.) to a point beyond the immediate areas of visible contamination, for a minimum distance of 30 cm in all directions.
- 7.8 Clean the work area and dispose of the waste.

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- 8. Level 2: Medium areas, 10-100 ft² (1-10 m²) or less than 10 ft² (1 m²) in HVAC Systems**
- 8.1 This section gives instructions for performing Mould Abatement specifically for medium scale projects. Comply with all of the items of Section B, General Precautions (protection of occupants, worker training and medical pre-screening, Respiratory protection, personal protection and hygiene, cleaning, and waste disposal) while performing this work.
- 8.2 Consult with a qualified Health and Safety Professional with experience performing Microbial investigations and remediation, prior to remediation work, to provide Quality Assurance for the project and monitoring of compliance with these guidelines.
- 8.3 A competent supervisor must be present during all Contaminated Work.
- 8.4 The worker shall wear impermeable gloves and full-body dust-impervious coveralls with attached hood. Secure the coveralls tight at the ankles and wrists.
- 8.5 The worker shall wear an elastomeric half face piece air-purifying Respirator fitted with 100 Series Filter cartridges.
- 8.6 Workers shall wear disposable boot covers or separate work boots that can be effectively HEPA vacuumed or wiped clean prior to removal from the work area.
- 8.7 Cover and seal all ductwork and diffusers in the work area. Isolate the HVAC systems.
- 8.8 The Abatement area must be secured and access restricted. Isolate the work area with an enclosure constructed of fibre-reinforced Polyethylene Sheeting or 6 mil Polyethylene Sheeting, taped and supported as required. Provide a temporary roof where an existing ceiling does not complete the temporary enclosure. The Project authority may require a single chamber decontamination/change room.
- 8.9 A Competent Person must inspect the work area for defects in the enclosure, barriers and change room, at the beginning of every shift, at the end of every shift where there is no shift beginning immediately following the shift that is ending, and at least once per day on days where there are no shifts.
- 8.10 Install signs warning of the exposure hazard. Suggested wording: CAUTION, MOULD EXPOSURE, WEAR ASSIGNED PROTECTIVE EQUIPMENT, AUTHORIZED PERSONNEL ONLY.
- 8.11 Provide continuous Negative Pressure within the enclosure by drawing air from the work area and exhausting it out of the enclosure, either by use of a HEPA vacuum or a portable HEPA-filtered exhaust fan. Provide a minimum of 4 air changes per hour or a minimum Negative Pressure of 5 Pascals (0.02 inches of water column). Discharge the filtered air outside the building and away from persons wherever possible, and if this is not possible, consider on-site leak testing

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of the HEPA filtered equipment. Negative Pressure must be maintained until the completion of all Contaminated Work.

- 8.12 Remove any Porous substrate materials (ceiling tiles, drywall, etc.) to a point beyond the immediate areas of visible contamination, for a minimum distance of 30 cm in all directions.
- 8.13 Clean the work area and dispose of the waste.
- 8.14 Before exiting the work area, workers shall fully wipe or vacuum clean all footwear, coveralls and other personal protective equipment and remove and dispose of protective equipment not for re-use. Workers shall then complete personal cleaning as in Section B, General Precautions.

9. Level 3: Large Areas, More than 100 ft² (10 m²), or more than 10 ft² (1 m²) in HVAC Systems

- 9.1 The following work procedures describe the general set-up, conduct and safety measures for Level 3 Mould Abatement. Each project should be conducted following a site-specific work plan or specification.
- 9.2 This section gives instructions for performing Mould Abatement specifically for large-scale projects. Comply with all of the items of Section B, General Precautions (protection of occupants, worker training and medical pre-screening, Respiratory protection, personal protection and hygiene, cleaning, and waste disposal) while performing this work.

Quality Assurance

- 9.3 Consult with a qualified Health and Safety Professional with experience performing Microbial investigations and remediation, prior to remediation work, to provide Quality Assurance for the project and monitoring of compliance with these guidelines.

Worker Protection

- 9.4 The worker shall wear a tight-fitting full face piece Powered Air Purifying Respirator with high efficiency particulate filters or a non-powered full face piece air purifying Respirator fitted with 100 Series Filters.
- 9.5 The worker shall wear impermeable gloves and full-body dust-impervious coveralls with attached hoods. Secure the coveralls tight at the ankles and wrists.
- 9.6 Workers shall wear disposable boot covers or separate work boots that can be effectively HEPA vacuumed or wiped clean prior to removal from the work area.
- 9.7 A competent supervisor must be present during all Contaminated Work.

Site Isolation

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- 9.8 Seal all ductwork and diffusers in the work area. Isolate the HVAC systems.
- 9.9 Isolate the work area from adjacent spaces using temporary hoarding, tape and Polyethylene Sheeting, etc.
- 9.10 Install signs warning of the exposure hazard. Suggested wording: CAUTION, MOULD EXPOSURE, WEAR ASSIGNED PROTECTIVE EQUIPMENT, AUTHORIZED PERSONNEL ONLY.
- 9.11 Provide continuous Negative Pressure within the enclosure, through use of portable HEPA Filtered Exhaust Fans. Provide a minimum Negative Pressure of 5 Pascals (0.02 inches of water column) and a minimum of 4 air changes per hour. Discharge the filtered air outside the building and away from persons wherever possible, and if this is not possible, perform on-site leak testing of the HEPA filtered fan. Negative Pressure must be maintained until the completion of all Contaminated Work. Note that higher levels of negative air pressure may be required to maintain site isolation.
- 9.12 Negative Pressure within the enclosure shall be continuously measured and recorded.
- 9.13 A Competent Person must inspect the work area for defects in the enclosure, barriers and change room, at the beginning of every shift, at the end of every shift where there is no shift beginning immediately following the shift that is ending, and at least once per day on days where there are no shifts.

Worker and Waste Decontamination Facilities

- 9.14 Provide a Worker Decontamination Facility, to include a clean change room and a dirty change room. Install flap doors at each opening into and within the decontamination facility. Provide a wash station consisting of at least a basin, fresh water, soap and toweling, in the clean change room. A shower for worker comfort may be provided, but is optional.
- 9.15 When going into the Contaminated Work area the worker will don clean coveralls and a Respirator in the clean change room. Prior to exiting, the worker will use a HEPA vacuum in the work area to remove gross contamination from coveralls and boot covers (or separate dirty work boots). The worker will then enter the dirty change room where the dirty coveralls and boot covers are removed (to be used only once). Work boots used without boot covers will also be removed and stored in the dirty change room. The wash station is to be used by each worker on leaving the work area to clean face and hands. The worker then proceeds to the clean change room to complete clean up.
- 9.16 A separate Waste Decontamination Facility, consisting of a double bagging room and a waste transfer room should be provided where large volumes of waste will be removed. Seal the waste into bags (or Polyethylene Sheeting sealed with tape)

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in the Contaminated Work area, and wipe the exterior of the bags or other containers. Transfer the waste to the double bagging room and place a second bag around bagged waste. Seal the second bag. Transfer the double-bagged waste into the waste transfer room for removal by workers entering from the outside of the decontamination facilities.

Removal, Salvage and Cleaning

- 9.17 Remove any Porous substrate materials (ceiling tiles, drywall, etc.) to a point beyond the immediate areas of visible contamination, for a minimum distance of 30 cm in all directions.
- 9.18 Clean the work area and dispose of the waste.

Clearance Inspection and Monitoring

- 9.19 The project authority or representative should inspect the Level 3 work area for acceptable completion, by a combination of careful visual inspection and possibly testing. A site will be considered acceptable and clean when a thorough visual inspection shows an acceptable state of cleanliness. In addition, if taken, Clearance Tests (air samples, swabs, tape-lifts or vacuumed dust samples) should indicate the work area is no longer impacted by the Mould contamination and removal process.

Generally, clearance air samples collected within the work area will be compared to samples taken in adjacent areas from where the work area make-up air is being drawn or to outdoor air samples. An acceptable condition is indicated when the following is true:

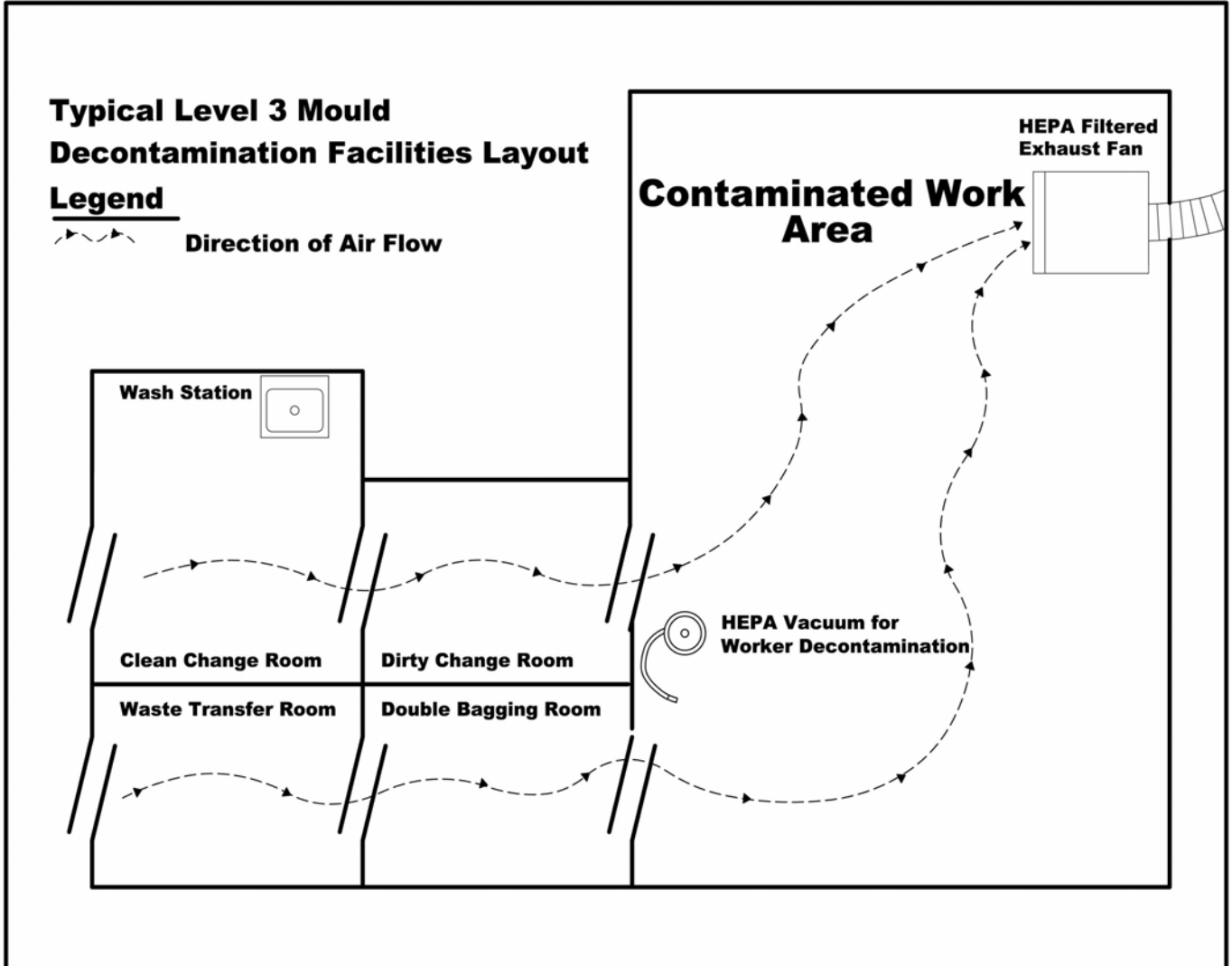
1. Concentrations of airborne fungal particles in the work area are not significantly elevated when compared to concentrations in the reference area.
2. The types of fungal particulate present in the work area do not significantly differ from those present in the reference area.

The clearance samples may also be compared to any similar measurements taken in the work area prior to the remediation work. Surface samples should show minimal or no Mould growth remaining at completion.

Interpretation of sample results is subject to professional judgment.

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Appendix A



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Appendix B

Procedures for Cleanup of Bird and Bat Droppings

*Workers removing accumulations of bird or bat droppings are at risk of exposure to airborne fungal spores (and other Microbial hazards) likely to be released when this material is disturbed. Bird and bat droppings should be presumed to be contaminated with the fungi *Histoplasma capsulatum*, *Cryptococcus neoformans*, and other infectious hazards. The spores of some of these organisms can remain infectious for decades after their growth in the Guano has ceased. Many of these microorganisms are known to cause Respiratory infections in workers exposed during construction or maintenance disturbance.*

NOTE: Although a Disinfectant will be applied during this work, the treated excrement may still contain viable organisms and use of personal protective equipment should continue until the site is well cleaned.

Personal Protection

All work will require the following personal protective equipment:

- Rubber boots.
- Either disposable gloves taped to coveralls and worn under work gloves, or heavy rubber or nitrile work gloves, taped to coveralls.
- Disposable coveralls, taped to gloves and to boots.
- Minimum of a full-face piece Respirator fitted with appropriate cartridge filters. As a minimum, P100 filters are required for protection against airborne particles. Depending on the Disinfectant used, the cartridge may have to include protection against vapours or gases. A Powered Air Purifying Respirator (PAPR) fitted with an appropriate cartridge filter may also be used, and will provide more comfort for the worker.

Disinfectant

Select a wide-spectrum Disinfectant by consulting with a supplier and apply according to the manufacturer's recommendations.

Work Practices

1. Perform an initial shoveling and dry HEPA vacuum removal of as much of the residue as possible, if the residue is soft or loose.
2. Following a HEPA vacuuming, apply a Disinfectant solution to all areas with visible residue. Apply with a garden sprayer set for droplet as opposed to mist spraying. Lightly brush to ensure uniform wetting and contact through to the underlying surface. Apply additional Disinfectant as necessary to maintain the area wet for the contact time specified by the Disinfectant manufacturer. Leave the material wet overnight where practical to do so.




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3. Clean the area of residue with suitable tools and HEPA vacuuming. Lightly mist with water to reduce dust formation.
4. After surfaces have been cleaned of residue to the extent possible, apply a second application of the Disinfectant, maintaining wet for the period recommended by the manufacturer. If the surface cannot be left with a residue, rinse and wipe with clear water.

Waste Collection and Disposal

Collect all waste into 6 mil disposal bags, and immediately seal. Wipe the bag with the Disinfectant solution and place into a second bag. Ensure proper notification and compliance with all applicable local, provincial and federal regulations including the Ontario Environmental Protection Act.

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Term	Definition
Abatement	The process of returning a building or part thereof, from a condition of Biohazard, to background concentrations of biological agents and products, typical of buildings not affected by Mould contamination.
Biohazard	The presence of (a) biologically derived aerosols, gases, or vapours of a kind and concentration likely to cause disease or predispose persons to adverse health effects, or (b) indoor biological growth and remnants of growth that may become airborne and to which people may be exposed.
Clearance Tests	Environmental tests (e.g., air samples, tape lifts, swabs) taken after Mould Abatement has been completed as a Quality Assurance measure.
Competent Person	A person who is qualified because of knowledge, training and experience to organize the performance of Mould Abatement, is familiar with Mould Abatement procedures, and has knowledge of the hazards of Mould and other dangers in the Abatement work area.
Contaminated Work	The portion of the Abatement project during which active disturbance, handling or cleanup of contaminated materials is occurring.
<i>Cryptococcus neoformans</i>	A pathogenic yeast growing in accumulated bird (usually pigeon) or bat dung and posing a risk of cryptococcosis infections in heavily exposed or immunocompromised individuals.
Disinfectant	Substance used to reduce the number of micro-organisms such as Moulds, bacteria or viruses to below the level necessary to cause infection.  The common Disinfectants, include sodium hypochlorite, quaternary ammonium compounds, formaldehyde and hydrogen peroxide.
Dust Suppression	Measures taken to reduce the release of spores and other Mould-derived particulate matter during Mould Abatement.
Filtering Facepiece	Particulate-filtering Respirator where the facepiece is also the filter.
Fit-test	A qualitative or quantitative method to evaluate the fit of a specific make, model and size of Respirator on an individual.
Guano	Bird or bat dung, considered a risk for infection by Moulds or other micro-organisms.
HEPA Filtered Exhaust Fan	Portable exhaust fan in sealed cabinet equipped with HEPA filtration used to exhaust filtered air out of an enclosed Mould Abatement work area for the purpose of establishing and maintaining a Negative Pressure in the Mould Abatement work area with respect to surrounding areas, and also to provide general ventilation of the Abatement area.
Health and Safety Professional	An individual qualified by knowledge, skills, education, training and experience to perform assessments of Mould contamination, collect and interpret environmental tests, develop recommendations for Abatement work and provide inspection and Quality Assurance services.
HEPA	High Efficiency Particulate Air filter capable of trapping and retaining particles greater than or equal to 0.3 micrometers in diameter, at a minimum efficiency of 99.97%
<i>Histoplasma capsulatum</i>	A fungus frequently found growing in deposits of bird and  Guano, and a risk for human infections during remediation work, renovation and  demolition.
HVAC	Heating, ventilating and air conditioning (equipment).

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Mould	Normally refers to fungi with filamentous growth form, often giving rise to “fuzzy”, cottony, wooly or powdery textured colonies. Moulds produce spores that are poorly visible or not visible at all to the naked eye and that in many species are specialized to become airborne.
Microbial	Referring to any of Mould, bacteria, viruses or other micro-organisms.
MSDS	Material Safety Data Sheet, required by Workplace Hazardous Materials Information System (WHMIS) legislation, and giving information on hazardous materials, including properties, hazards, first-aid, emergency response, and personal protection.
N95	A Respirator particulate filter, 95% efficient at stopping a 0.3 micrometer aerosol, and not resistant to oil, a classification of particulate filters set by NIOSH.
Negative Pressure	A reduced pressure established within a Mould Abatement enclosure by extracting air directly from Abatement area, and discharging this air outside the work area. The discharged air must be HEPA filtered, the exhaust unit should be leak-checked and preferably the air is discharged outside the building.
NIOSH	National Institute for Occupational Safety and Health, part of the U.S. Centers for Disease Control and Prevention.
100 Series Filter	Any Respirator particulate filter, 99.97% efficient at stopping a 0.3 micrometer aerosol. A classification of particulate filters set by NIOSH.
Polyethylene Sheeting	Polyethylene Sheeting or rip-proof Polyethylene Sheeting with tape along edges, around penetrating objects, over cuts and tears, and elsewhere as required providing a continuous membrane to protect underlying surfaces from damage, and to prevent escape of airborne contamination through sheeting into occupied areas.
Porous	Permeable to Mould growth, allowing growth to extend significantly below the immediate surface.
P100	A Respirator particulate filter, 99.97% efficient at stopping a 0.3 micrometer aerosol, and resistant to oil droplets, a classification of particulate filters set by NIOSH.
Quality Assurance	Measures of inspection, testing and documentation to promote confidence that the Abatement process will meet the desired goals.
Respirator	A device to protect the user from inhaling a hazardous atmosphere.
Susceptible Occupants	Persons with elevated risks of reacting to Mould exposure, usually due to allergic pre-disposition or compromised immune state. Examples include but are not limited to infants (less than 12 months old), persons recovering from recent surgery, or people with immune suppression, asthma, severe allergies, sinusitis or other chronic inflammatory lung diseases.
Waste Decontamination Facility	A series of two rooms (Double-bagging and Transfer) constructed in such a way as to allow waste and equipment to enter and leave a Mould Abatement area without spreading contaminants beyond the Abatement area.
Worker Decontamination Facility	A series to two rooms (Clean and Dirty) constructed in such a way as to allow persons to enter and leave a Mould Abatement area without spreading the contaminants beyond the Abatement area.

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