



University of Connecticut  
*Division of Environmental Health and Safety*

**MOLD CLEAN UP GUIDELINES**  
**for Custodial and Maintenance Staff**

The following guidelines apply to **small-scale mold clean up projects** of less than 10 square feet of impacted surface area. Remediation of larger areas of mold contamination may require additional safeguards that are not included in these basic guidelines and, in most cases, requires the services of a specialty remediation firm. The Department of Environmental Health and Safety should be contacted to review the remediation procedures prior to commencing any large-scale (greater than 10 square feet) mold clean up.

**General Mold Clean Up Considerations**

- ✓ Prior to initiating clean up, the source of moisture that led to the mold growth should be corrected. Common causes include water leaks, plumbing and HVAC system problems, high humidity and condensation.
- ✓ Clean up work should not be assigned to persons recovering from recent surgery, immune-suppressed people, or people with chronic lung diseases (e.g., asthma, hypersensitivity pneumonitis, and severe allergies).
- ✓ Minimum personal protective equipment required for mold clean up work is **eye protection** and **disposable gloves**. An N-95 disposable respirator is also recommended.
- ✓ Employees must be trained in the proper use of the personal protective equipment to be used for the work that they are assigned. If respiratory protection will be used, please note that certain requirements must be satisfied prior to wearing a respirator – see the University Respirator Program at <http://www.ehs.uconn.edu/occ/resp.pdf>
- ✓ Work areas should be unoccupied during mold clean up activities.
- ✓ Be aware that the removal of moldy material may impact asbestos-containing materials, particularly if carpet, cove base, sheetrock or plaster is involved. **Please check with your Asbestos Coordinator to verify whether a remediation project might also impact an asbestos containing material. If so, abatement contractors will be necessary.**
- ✓ Mold contaminated material is not regulated and can be disposed of as regular waste. To prevent spreading mold to non-affected areas in a building, contaminated material must be removed from the work area in a sealed disposal bag or wrapped in plastic.
- ✓ A commercial HEPA vacuum cleaner must be used whenever vacuuming a work area as part of a mold cleanup process. The tanks, hoses, and attachments of these vacuums should be thoroughly cleaned and dried after use.

**Cleaning Surface Mold Growth on Non-porous Surfaces (greater than 10 sq. ft.)**

- ✓ Non-porous surfaces can usually be easily cleaned to remove any visible mold growth. Plastic, vinyl, glass, sealed wood and concrete fall into this category.
- ✓ Mold growth on non-porous surfaces can be removed by damp wiping or scrubbing with a water and detergent solution. MD Stetson [PC-123](#) (Neutra-Scrub Cleaner) and [PC120](#) (Peroxide Multi-Surface Cleaner) are suitable cleaning agents.

- ✓ The use of biocides and disinfectants (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. If you choose to use a disinfectant, [PC 100](#) (Multi-Use disinfectant) may be used, but must be used with adequate ventilation (contact EH&S for additional guidance).
- ✓ Wiping cloths and scrubbing pads should be damp, not wet or soaked, in order to minimize the amount of water added to the materials being cleaned.
- ✓ Wiping cloths should be replaced frequently to enhance cleaning effectiveness and prevent redistribution of mold. At the completion of the job, place all wiping cloths and scrubbing pads in a sealed plastic bag and remove from the work area for disposal.

### **Removal of Small Areas (less than 10 sq. ft.) of Mold-Contaminated Porous Building Materials**

- ✓ Make sure impacted materials do not contain asbestos.
- ✓ Porous building materials (i.e., drywall, ceiling tiles, insulation) that are visibly moldy as a result of water damage cannot be satisfactorily cleaned and therefore must be discarded.
- ✓ Material should be removed with minimum disturbance to limit worker exposure and to prevent the spread of mold contamination outside of the work area.
- ✓ Use disposable drop cloths to protect the floor and relocate or cover furniture in the general work area, as needed, to prevent the contamination of surrounding surfaces.
- ✓ Moldy materials should be lightly misted with water or detergent solution prior to removal to reduce the threat of spore and dust dispersal.
- ✓ Once the moldy material is removed, the immediate work area should be cleaned with a damp cloth or mop and a detergent solution.
- ✓ At the completion of the job, place all contaminated material in a sealed plastic bag prior to removing it from the work area for disposal.

### **Removal/Cleaning of Large Areas (greater than 10 sq. ft.) of Mold-Contaminated Building Materials**

- ✓ Large areas of mold remediation may require the use of special techniques and procedures including full containments and upgraded respiratory protection.
- ✓ In most cases, this work requires the services of a University on-call mold remediation contractor. Such work is coordinated through [Jay Johnston](#) (6-3412) in Facilities Operations and Building Services. Contact EHS for direction on appropriate cleanup procedures.

Contact [Valerie Brangan](#), Occupational Health and Safety Specialist, in Environmental Health and Safety at 6-2982 with any questions or concerns regarding mold clean up or indoor environmental quality, in general.