



Mould Guidelines for the Canadian construction industry

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Mould Remediation Guidelines

The following Mould Remediation Guidelines have been developed to assist the construction industry in the effective removal of mould growth while maintaining the safety of the workers performing the removal and the occupants of the affected building.

In selecting appropriate abatement measures, it is important to consider the extent and location of the mould growth, and any particular sensitivities of the occupants. These factors are interdependent, and must be considered collectively when determining the appropriate abatement measures.

Mould Remediation Guidelines

Two primary principles underscore mould remediation:

- Universal precautions
- Controlled conditions

Universal precautions assume that an exposure hazard exists, unless proven otherwise. The use of respiratory protection, gloves and eye protection is recommended.

Controlled conditions include isolation or containment of the affected area to prevent the dispersion of mould to other areas within the building and into the HVAC system.

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Successful remediation of mould contamination includes:

- Identification and rectification of the underlying cause.
- Use of reputable and proven resources.
- Development/use of an established remediation methodology that includes the use of personal protection, employee training, method of containment, repair, cleaning and disposal, equipment use and decontamination, and isolation of the air-handling system.
- Proper hygiene practices – working clean and safeguarding against the spread of dust and debris.
- Use of detergents and chemicals that are approved for the specified use.
- Establishment of criteria for documentation, task completion and quality assurance.
- Selection of a “contact person” and development of a communication strategy.

Mould Remediation Guidelines

Remediation Levels

Remediation depends primarily on the scale, or size, of the mould growth. Mould growth is classified as small (Level I), medium (level II), or large (Level III), with appropriate measures or procedures established for each level.

For building finishes and components the levels are as follows:

- Level I (Small Scale): Areas less than 1 square metre
- Level II (Medium Scale): Areas between 1 – 10 square metres
- Level III (Large Scale): Areas greater than 10 square metres.

It is important to consider both the total area affected and the density of the mould growth when determining the appropriate remediation level.

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High Risk Facilities

In health care facilities, Infection Control personnel should review, approve and monitor the mould remediation procedures. The Health Canada standard can be accessed through the CCA Mould website at: www.cca-acc.com/mould

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Special Risks of Mould Linked to Contaminated Water

If mould growth is linked to water sources containing potentially high levels of harmful microorganisms, the remediation worker has the added risk of infectious disease. These projects require the assistance of a qualified restoration contractor or consultant.

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Remediation of small scale mould growth may be performed by regular building maintenance staff, however, only properly trained workers should perform mould abatement.

- Occupants should not be present within the remediated area.
- Workers must be medically fit to work with potential mould exposure.
- Workers performing Level I mould remediation must wear a half-face piece air-purifying



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Respirator fitted with replaceable filters (N95 minimum) or a filtering facepiece respirator (N95 minimum) and suitable eye protection.

- Workers shall wear disposable coveralls and gloves appropriate to the work being performed.
- HVAC systems must be turned off and all system openings must be sealed within/adjacent to the work area.
- Non-porous items within the work area shall be cleaned with a HEPA vacuum, a suitable cleaning solution, and removed from the area if possible. If items cannot be moved, they must be sealed under polyethylene sheeting, taped in place during remediation.
- Drop sheets must be placed below the mouldy materials to be removed.
- Compressed air mechanical devices are not to be used to clean up or remove contamination.
- Dust suppression methods should be used prior to disturbing mouldy materials.

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- Any porous substrate materials must be removed well beyond the immediate areas of visible contamination.
- After bulk removal, all exposed surfaces within the work area must be cleaned.
- All waste created during remediation work must be contained and removed.
- All equipment used in the remediation must be cleaned using a HEPA vacuum and by wet wiping.
- Must dispose of the waste material in compliance with local, provincial, and federal regulations.
- Workers must wash face, hands, and clean/maintain respirator after completion of mould abatement.
- All areas must be left dry and visibly free of contamination and debris. All surfaces must be dry prior to installation of new materials.

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Remediation of Medium-Scale mould growth includes all items in Level I, together with the following:

- A health & safety professional experienced in microbial investigations must be consulted to provide oversight and inspection of remediation activities.

- Supervisor must be present during all remediation work
- Workers must wear full-body dust-impervious coveralls with attached hoods, secured with tape at ankles.



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- Work area must be completely enclosed by a structure constructed of fibre-reinforced polyethylene sheeting or 6 mil polyethylene sheeting.
- Minimum negative air pressure of 5 Pascals must be maintained within the enclosure at all times.
- Project Authority should document the abatement work in writing and maintain records in the project file, supported by inspection reports or other relevant documents.

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Remediation of Large Scale mould growth (Level III) includes all Level II measures, including:

- An experienced health & safety professional must determine appropriate procedures. Will also provide periodic monitoring of all associated mould removal activities.
- Workers must wear full-facepiece air purifying respirators fitted with P100 filters, or Powered Air Purifying Respirators with high-efficiency particulate filters.
- Workers must wear impermeable gloves and full body, dust impervious coveralls, properly sealed.
- Workers must wear boot covers or separate work boots that can be cleaned with a HEPA vacuum.

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- Work area must be isolated from adjacent spaces.
- Minimum negative air pressure of 5 Pascals and a minimum of 4 air changes per hour must be maintained within the enclosure.
- Work must be inspected regularly, with any defects in the enclosure, barriers, and change room recorded in writing at the beginning of every shift. Must also be inspected on days with no shifts.
- Worker Decontamination Facility, including Clean Change Room and Dirty Change Room must be provided.
- Separate Waste Decontamination Facility, consisting of a Double Bagging Room, and a Waste Transfer Room must be provided where large volumes of waste will be removed.

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- Upon completion of removal and cleaning, the Health & Safety Professional must inspect the Level 3 work area for acceptable completion. This will include careful visual inspection and may include air sampling.





Thank-you

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