

Moisture and Mould in Buildings

Regulatory/Standards Activities in the US

Robert (Bob) Baker

BBJ Environmental Solutions



[Topics to be Covered]

- Federal Level
- State Activities
- ASHRAE
- IICRC
- Health/Moisture/Mold

[Federal Level]

- The Melina Bill – HR1268

Congressman John Conyers, Jr. - Michigan

H.R. 1268: The United States Toxic Mold Safety and Protection Act

("The Melina Bill")

- **The growth of "toxic mold" is becoming a problem of monumental proportions. Exposure to mold growth in residential, public and commercial buildings is believed to have caused serious medical conditions which include bleeding lungs, digestive problems, hair loss, nausea, loss of memory, reduced cognitive skills, and death. Property damage from mold growth has destroyed millions of dollars in real estate and forced homeowners to the curb. We cannot eliminate mold. However, there are steps that can be taken to minimize the dangers of indoor mold growth.**
- **The United States Toxic Mold Safety and Protection Act will mandate comprehensive research into mold growth, create programs to educate the public about the dangers of toxic mold, and provide assistance to victims. In addition, the Act will generate guidelines for preventing indoor mold growth, establish standards for removing mold when it does grow, provide grants for mold removal in public buildings, authorize tax credits for inspection and/or remediation of mold hazards, and create a national insurance program to protect homeowners from catastrophic losses. Taken as a whole, the Toxic Mold Safety and Protection Act will attack indoor mold growth with good science, public awareness, and tangible relief.**

[State Activities]

- California

INDOOR AIR POLLUTION IN CALIFORNIA

A report prepared pursuant to
Health and Safety Code § 39930



Presented to:

CSPA

May 4, 2005



Summary

- Many unmitigated indoor sources
- Significant health impacts
- Costs Californians > \$45 billion / year
- Efforts to reduce indoor pollution not commensurate with risk
- Some easily implemented mitigation options
- Other areas lack authority
- Focus on children is needed



[State Activities]

- California
- Texas

[Texas]

- Unable to gain acceptance for Clearance Criteria
- Implementation underway
- Texas IAQA out of business
- Few remediation businesses left
- Talk about “Legislative fix”

[State Activities]

- California
- Texas
- Florida

[Florida]

- Law passed in May by both houses
- Waiting Governor Bush
- Provides:
 - Standards
 - Penalties
- Does not provide enforcement
- Widely supported

[State Activities]

- California
- Texas
- Florida
- Other

ASHRAE

- SPC-160P
 - Design Criteria for Moisture Control in Buildings
- SPC-170P
 - Ventilation of Healthcare Facilities
- SPC-180P
 - Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems
- ? Hospitality

[IICRC]

- S500 – Standard and Reference Guide for Professional Water Damage Restoration – 1999

[S500]

- First update in over 5 years
- Significant rewrite
- Public review – Summer 2005
- Publication 2006

IICRC

- S500 – Standard and Reference Guide for Professional Water Damage Restoration – 1999
- S520 Standard and Reference Guide for Professional Mold Remediation - 12/2003

[S520]

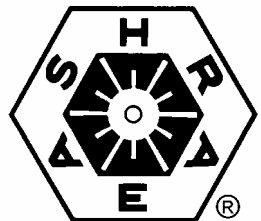
- Standard and Reference Guide for Professional Mold Remediation
- First Published December 2003
- Presentation meetings held 1st half 2004
- New committee established to consider comments and possible revisions - 5/04.

S520 Areas for Consideration

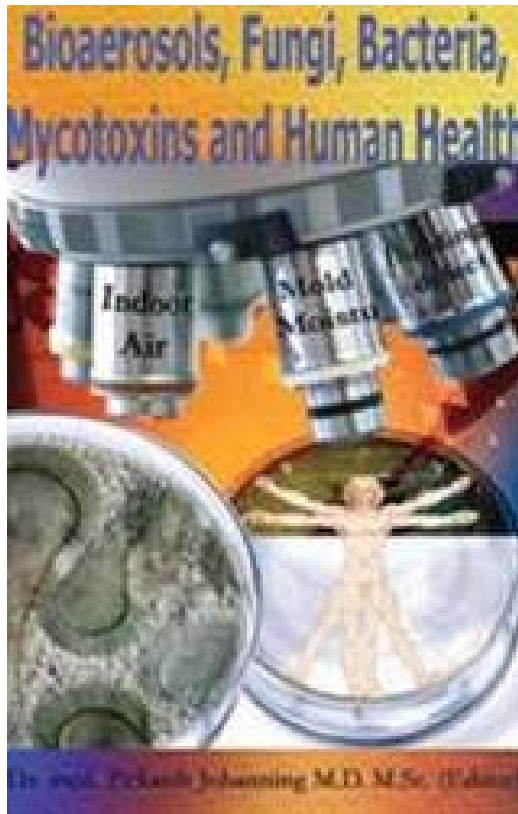
- Conditions 1, 2 and 3
- Fungal Ecology
- Personal Protective Equipment
- Role of IEP vs Remediator
- Use of Antimicrobials and Coatings

Health/Moisture/Mould

- IOM Report – 11/04
 - Association between damp buildings and health
 - No association between mold and health
- Saratoga Springs Conference



[2003 Proceedings Available]



- 508 pages
- \$35.00 (US)
- www.bioaerosol.org

[For More Information]

- Contact Bob Baker
 - 813-622-8550
 - Rbaker@bbjenviro.com

