

Mold Remediation & Indoor Air Quality Safety Program

Guy's Construction
123 Main Street, Anytown, CA 90210

OSHA General Duty Clause / ANSI/IICRC S520 / ASHRAE 62.1

Effective Date: June 08, 2026

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SAMPLE DOCUMENT - NOT FOR COMPLIANCE USE

JURISDICTION AND REGULATORY FRAMEWORK

IMPORTANT: There is no specific federal OSHA standard for mold. OSHA enforces mold-related hazards under the General Duty Clause, Section 5(a)(1) of the OSH Act. Industry standards (IICRC S520, NYC DOH Guidelines) provide the accepted framework for remediation.

- enforced under general duty clause
- enforced under general duty clause

Applicable standards and guidelines:

- OSHA General Duty Clause, Section 5(a)(1) of the OSH Act
- ANSI/IICRC S520 - Standard for Professional Mold Remediation (3rd Edition, 2015)
- NYC Department of Health Guidelines on Assessment and Remediation of Fungi in Indoor Environments
- EPA Mold Remediation in Schools and Commercial Buildings (EPA 402-K-01-001)
- ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality

STATE-SPECIFIC: California has the following related requirements:

- general duty clause
- mold spores and associated health effects
- before completing mold remediation
- enforced under general duty clause
- enforced under general duty clause
- geotechnical specialists for the purpose of subsurface investigations
- 2-inch material
- correspondingly larger as determined by a civil engineer
- 1-foot above the ground surface
- atmosphere does not contain dangerous air contamination or oxygen deficiency
- Filter or air purifying element
- procedures to ensure adequate air quality, quantity, and flow of breathing air for atmosphere-supplying respirators
- Air-purifying respirator
- Atmosphere-supplying respirator
- Demand respirator
- any loaded trip, empty trip, or supply trip
- all records, data, and information concerning the design, permitting, construction, workovers, tests, and operation of the well and cavern
- the first request by an applicant for a continuance of any matter three (3) business days before the scheduled hearing, provided that a prot
- effective 8-1-19
- edition of ASTM E 185 current on the issue date of the ASME Code to which the reactor vessel was purchased
- adequate ventilation close to the floor so any escaping or unburnt gas is dispersed
- local exhaust ventilation is not feasible

- mechanical dilution ventilation to prevent airborne contaminants exceeding Section 5155 limits
- mechanical dilution ventilation to keep airborne contaminants below Section 5155 limits
- mechanical ventilation shall be provided
- 20 percent efficiency factor (or lower factor as determined by the Regional Administrator)
- located in bodies of water being actively navigated
- all spacing indicated is measured center to center
- paragraph (q)(11)
- locking in both directions on the lifeline
- Section 6.K
- reporting to facility manager for timely investigation and resolution using ACGIH, AIHA, ASHRAE, OSHA, NIOSH or other standards
- indoor air quality (IAQ) problems
- by the lessor
- a person experienced in understanding both the properties of mold behaviors and building design or construction (industrial hygienist, micro
- fiberboard box (4G) or fiber drum (1G) with plastic inner packaging not exceeding 5 kg (11 lbs) and maximum net mass not more than 25 kg (55
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- a diagrammatic sketch of the mechanical installation along with a detailed explanation of the flow, procedures and frequency of well tests,

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1.0 PURPOSE AND SCOPE

This Mold Remediation & Indoor Air Quality Safety Program establishes procedures for assessing, containing, and remediating mold contamination encountered on Guy's Construction projects. It also addresses indoor air quality monitoring and ventilation requirements during construction and renovation activities.

2.0 MOLD ASSESSMENT AND CLASSIFICATION

Before remediation begins, assess the extent of mold contamination:

- Visual inspection: identify visible mold growth, water damage, musty odors
- Moisture mapping: identify water intrusion sources using moisture meters
- Sampling (when warranted): air sampling and/or surface sampling by qualified assessor
- Classification by area: determine remediation level based on total affected area

2.1 Remediation Levels (NYC DOH / IICRC S520)

Level	Area Affected	Who Performs	Containment
I	Small: < 10 sq ft	Trained building maintenance	Minimal: mist, HEPA vacuum, damp wipe
II	Mid: 10-30 sq ft	Trained building maintenance or professional	Limited: polyethylene sheeting, HEPA filtered negative air
III	Large: 30-100 sq ft	Professional mold remediator	Full: polyethylene containment, HEPA negative air, decontamination chamber
IV	Extensive: > 100 sq ft or HVAC contamination	Licensed professional remediator	Full containment with critical barriers, HEPA, decon, independent clearance testing

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3.0 REMEDIATION PROCEDURES

General remediation sequence (all levels):

- 1. Fix the water source FIRST. Remediation without fixing moisture is futile.
- 2. Establish containment appropriate to the level (see Section 4.0)
- 3. Remove and bag contaminated porous materials (drywall, insulation, carpet, ceiling tiles)
- 4. Clean non-porous and semi-porous surfaces with detergent solution or approved biocide
- 5. HEPA vacuum all surfaces in the work area
- 6. Dry the area to below 60% relative humidity
- 7. Post-remediation verification/clearance (see Section 8.0)
- 8. Reconstruct after clearance is achieved

Do NOT use bleach as a mold remediation agent. Bleach does not kill mold on porous surfaces and adds moisture. Use detergent and water, or EPA-registered fungicides labeled for the specific application.

4.0 CONTAINMENT AND ENGINEERING CONTROLS

- Level I-II: mist area to suppress spores, HEPA vacuum, damp wipe. Polyethylene sheeting for Level II.
- Level III-IV: full containment with 6-mil polyethylene, sealed seams, HEPA-filtered negative air machine(s)
- Decontamination chamber for Level IV (clean room / dirty room with HEPA vacuum station)
- Seal HVAC openings in the containment area
- Warning signs: 'Mold Remediation in Progress - Authorized Personnel Only'
- Negative pressure: maintain -5 Pa minimum differential, verify with manometer

5.0 PERSONAL PROTECTIVE EQUIPMENT

Level	Respiratory	Body	Other
I	N-95 respirator (minimum)	Gloves, eye protection	Disposable or washable clothing
II	N-95 or half-face with P-100	Gloves, eye protection, disposable coveralls	Shoe covers
III	Half-face with P-100 (minimum)	Full disposable coveralls, gloves, eye protection	Shoe covers, head cover
IV	Full-face with P-100 or PAPR with HEPA	Full disposable coveralls (Tyvek), gloves (double)	Shoe covers, head cover, tape seams

Respiratory protection must comply with 29 CFR 1910.134:

6.0 INDOOR AIR QUALITY (IAQ) MONITORING

- Filter or air purifying element
- as Level C respiratory protection (NIOSH approved)
- procedures to ensure adequate air quality, quantity, and flow of breathing air for atmosphere-supplying respirators

29 CFR 1910.134(c)(1)(vi)

- procedures to ensure adequate air quality, quantity, and flow of breathing air for atmosphere-supplying respirators
- appropriate respiratory equipment (positive pressure self-contained breathing apparatus or positive pressure supplied air respirator)

6.1 IAQ Parameters to Monitor

Parameter	Acceptable Range	Method	Frequency
CO2	< 1,000 ppm (ASHRAE 62.1)	Direct-reading meter	Daily during occupied renovation
CO	< 9 ppm (8-hr TWA)	Direct-reading meter	When combustion sources present
Temperature	68-76F (ASHRAE 55)	Thermometer	Daily
Relative Humidity	30-60% (target < 60%)	Hygrometer	Daily during remediation
Particulates	< 150 ug/m3 (PM10)	Particle counter	During demolition/renovation
Mold spores	Below outdoor baseline	Air cassette (lab analysis)	Pre/post remediation

7.0 HVAC AND VENTILATION CONSIDERATIONS

- Shut down HVAC system serving the remediation area before disturbing mold
- Seal all supply and return vents in the containment area
- If HVAC is contaminated (Level IV): remediate ductwork per NADCA ACR 2013 or IICRC S520
- Post-remediation: clean HVAC components before restarting system
- Construction ventilation: provide minimum outdoor air per ASHRAE 62.1 during renovation of occupied buildings
- Temporary ventilation: exhaust construction dust/fumes to the exterior, not into occupied spaces

8.0 CLEARANCE TESTING AND POST-REMEDATION VERIFICATION

Post-remediation verification confirms successful remediation:

- Visual inspection: no visible mold growth, no musty odor, all contaminated materials removed
- Moisture verification: affected materials at or below acceptable moisture content
- Air sampling (Level III-IV): indoor spore counts at or below outdoor baseline levels
- Clearance by independent assessor (not the remediation contractor) for Level III-IV
- Document clearance results in writing before reconstruction begins

9.0 MOISTURE CONTROL AND PREVENTION

Mold prevention is moisture prevention:

- Respond to water intrusion within 24-48 hours (mold begins growing in 24-48 hours)
- Maintain indoor relative humidity below 60% (target 30-50%)
- Inspect building envelope: roof, walls, windows, plumbing for leaks
- Proper drainage: grade away from foundation, functional gutters/downspouts
- Construction moisture: allow concrete, framing, and drywall to dry before enclosing
- HVAC condensate: drain properly, maintain drip pans, replace filters on schedule

10.0 TRAINING REQUIREMENTS

All employees involved in mold assessment or remediation must receive training on:

- This Mold Remediation & IAQ Safety Program
- Health effects of mold exposure (respiratory, allergic, immunocompromised persons)
- Mold identification and assessment procedures
- Containment setup and maintenance
- PPE selection, use, and respiratory protection program requirements
- Remediation procedures by level
- Clearance criteria and post-remediation verification

Level III-IV remediation workers should complete formal mold remediation training (IICRC, ACAC, or equivalent).

11.0 RECORDKEEPING

Record	Retention	Notes
Mold assessment reports	Project duration + 5 years	Include photos, sampling results
Remediation work plans	Project duration + 5 years	Per remediation event
Air sampling results (pre/post)	Project duration + 5 years	Lab reports
Clearance reports	Project duration + 5 years	Independent assessor
IAQ monitoring logs	Project duration + 3 years	Daily readings
Training records	Duration of employment	All remediation personnel
Respiratory fit test records	Duration of employment	Per 1910.134
Waste disposal records	3 years	Contaminated materials disposal

California STATE-SPECIFIC REQUIREMENTS

The following requirements apply under California regulations:

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APPENDIX A: MOLD ASSESSMENT CHECKLIST

Date: _____

Location: _____

Assessor: _____

Building/Area: _____

Assessment Item	Findings	Y/N	Photo
Visible mold growth observed?	Location/extent: _____		
Musty or earthy odor present?	Location: _____		
Water staining on ceiling, walls, or floor?	Location: _____		
Active water intrusion or leak?	Source: _____		
History of flooding or water damage?	Date/details: _____		
Relative humidity above 60%?	Reading: _____%		
Condensation on surfaces?	Location: _____		
HVAC system concerns (dirty filters, standing water in drip pans)?	Details: _____		
Occupant complaints (respiratory, allergic symptoms)?	Details: _____		
Estimated total area of mold contamination	_____ sq ft		

Remediation Level Determination: Level I (<10 sf) Level II (10-30 sf) Level III (30-100 sf) Level IV (>100 sf / HVAC)

Assessor: _____

Date: _____

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APPENDIX B: REMEDIATION LEVEL DECISION MATRIX

Use this matrix to determine the appropriate remediation level:

Question	Yes	No
Is visible mold area less than 10 square feet total?	Level I	Continue below
Is visible mold area between 10-30 square feet?	Level II	Continue below
Is visible mold area between 30-100 square feet?	Level III	Continue below
Is visible mold area greater than 100 square feet?	Level IV	Re-assess area
Is the HVAC system contaminated with mold?	Level IV	Level per area
Are immunocompromised persons present in the building?	Upgrade one level	Level per area
Is the building a healthcare or school facility?	Consider upgrade	Level per area

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