

Step #1 – End-user submits work request to responsible maintenance shop (<i>FS, Plant, or Booth</i>)	Work requests are for non-emergency events. If the event is related to a significant flooding impacting multiple areas, please call UChicago Emergency Dispatch at 773.702.8181 to page the responsible maintenance shop and safety office and call Risk Management.
Step #2 – Address moisture source and dry materials <i>Note: For mold to grow it needs moisture. If you don't address moisture issues <u>before</u> addressing mold, then the mold will likely come back.</i>	<u>Small Moisture Remediation Project</u> (<i>In-house maintenance shop</i>) • Minor pipe leak • Localized flooding • Mechanical imbalances that result in elevated relative humidity • Excessive condensation due to an area being too cold or hot compared to outdoor temps/adjacent areas • Insufficient air movement The in-house maintenance shop will address the moisture intrusion to remove water and dry materials. They will also correct the source of the moisture and/or install temporary mitigation efforts until a larger capital expenditure can be funded and scheduled to address the moisture source. If the project is too large to be handled in-house, the maintenance shop will coordinate the services of a remediation consultant to address the moisture intrusion. <u>Large Moisture Remediation Project</u> (<i>Remediation consultant</i>) • Major pipe leak or mechanical failure • Heavy rain flooding multiple areas • Back-up of the city sanitary or storm sewers into buildings The remediation consultant will perform moisture mapping and exploratory demolition as needed to identify and dry moisture impacted materials and monitor/manage relative humidity and excessive condensation. If demolition is needed beyond limited exploratory demolition and cleaning and vacuuming mold growth, the remediation consultant will sub-contract to a preferred union vendor to perform demolition of materials that are too damaged to dry or must be removed to allow sufficient drying and/or demolition of building materials that need to be removed due to mold grow that can't be easily cleaned. Depending on the scope and cost to eliminate the moisture source and clean/dry the building, it will either be handled by the in-house maintenance shop, or a university construction project manager will be assigned to correct the source of the moisture and repair damaged building finishes and systems. Regardless of project size, the maintenance shop will contact EHS to coordinate asbestos abatement if building materials containing asbestos have been and/or will be impacted. EHS will also provide moisture monitoring to identify impacted materials (surface moisture monitoring, infrared evaluation).

Step #3 – Remove mold <i>The custodial vendor and maintenance shop will determine if the project is small or large.</i>	<u>Small Mold Project</u> <i>(In-house custodial vendor coordinated by maintenance shop)</i> Wet wipe non-porous surfaces to remove visual mold, such as walls, desks, or floors at a height in which a ladder is not necessary. Evaluating porous surfaces such carpeting and furniture to determine the next step (cleaning or removal). If the project is too large to be handled by the custodial vendor, the maintenance shop will coordinate the services of a remediation consultant to remove the mold <u>Large Mold Project</u> <i>(Remediation consultant)</i> Wet wiping non-porous surfaces to remove visual mold. Evaluating porous surfaces to determine the next step (cleaning or removal). Evaluating porous surfaces to determine the next step (cleaning or removal). Coordinating a union contractor to perform demolition of materials that cannot be cleaned (drywall, insulation, flooring, ceiling tiles) <i><u>Note regarding mold sampling:</u></i> <i>If mold is visually present, then it needs to be removed. If odors associated with mold are present, then the area needs to be cleaned. Mold sampling is not necessary as the type and number of mold spores does not alter the standard response action to remove visual mold and clean the impacted space. Molds are a part of the natural environment and generally do not pose a hazard to healthy individuals. Molds may produce adverse health effects such as allergy-like reactions in a portion of the population; however, there are currently no federal standards or recommendations for airborne concentrations of mold spores. Air sampling to quantify types of molds is an unreliable and non-scientific method, as the results will vary drastically each time a mold sample is collected. The environmental consultants under contract are aware that the University follows the advice of the Environmental Protection Agency, Center for Disease Control, and Illinois Department of Public Health and will not conduct unnecessary mold sampling.</i>
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