



**HEALTHY BUILDINGS, INC**

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### **Safe Remediation of Mold Contaminated Building Materials**

1. Every person present in the contained work area must use personal protective equipment, and work areas must be isolated using physical barriers and negative pressure, as described in "Preparing an Indoor Environment for Safe Removal of Hazardous Materials."
2. The furnishings, carpet and contents of the room should be isolated from the work area. See "How to clean personal belongings" info sheet for information on cleaning. Seal all heating system registers in work area airtight.
3. Remove or clean all moldy materials.
  - DRYWALL - Drywall that has had mold growing on it for more than a few days should be replaced. Carefully and slowly cover large areas of mold with self-stick shelf paper, or aluminum foil and masking tape. This keeps the mold spores and gasses from being dispersed into the air during removal. Remove all visible mold and continue removing drywall for at least two feet (four feet is best) beyond any visible mold.
  - INSULATION - Remove all wet or moldy insulation for at least two feet (four feet is best) beyond any visible mold. If any of the materials in the stud bay contained a large amount of mold, remove all insulation in that bay floor to ceiling.
  - WOOD - Check all wood for dry rot, mold, wet, insect-infested or compromised wood. Very moldy or rotting wood and all wet particleboard and oriented strand board (OSB) should be replaced after it has remained wet for 48 hours or more. Lumber which has not been damaged by rot or mold growth deeper than 1/16" may be reused after being cleaned, dried, and sealed
  - HARD, NON-POROUS MATERIALS - Glass, plastic and metal objects can simply be thoroughly washed with soap and hot water.
4. All contaminated materials removed should be double-bagged or wrapped in 6-mil polyethylene and sealed with duct tape. Large pieces should be cut for easier bagging.
5. Remove bagged contaminated materials through another window or outside door, if possible. If not, the window fan can be removed and the materials brought out through that window. Replace the box fan in the window and run for 1-2 hours after clean up is complete. Leave the window open for several hours if weather permits and doors to other rooms closed.
6. Vacuum the area using a HEPA (High Efficiency Particle Air) vacuum, reaching as far into wall and ceiling cavities as possible. Include all areas where contaminated materials have been handled and all horizontal surfaces such as windowsills and exposed shelving.
7. Clean all mold-affected surfaces with a general purpose cleaner (non-ammonia soap/detergent or no-rinse TSP).
8. Use a dehumidifier carpet dryer or fans (both on the materials and exhausting to the outdoors) to thoroughly dry the area. This may take several days. When the area is thoroughly dry, seal with an alcohol-based pigmented shellac primer such as BIN Vapor Barrier Sealant. Replace materials when the sealant has dried.