DOUBLE TROUBLE: Mold & Moisture

Deadly Mold
If you believe that mold is a crisis in the past, you are mistaken.

“A woman who is accused of murdering her husband told a Michigan court that the real culprit is toxic mold in her house.”

Indoor Environmental Connection
April 2011

Implement Best Practice:
Protect health and property.

Indoor Mold Food Sources
- Drywall
- Wood
- Ceiling tiles
- Books
- Paper
- Spills
- People grease
- Organic

Prevent Mold: Clean
- Dry area
- Remove moldy items
- Remove wet items
- Clean mold off all hard surfaces

Prepare for Water Intrusion
Set up routine inspections to find interior leaks and inspect the building envelope
- Tools for Schools walk thru inspections
- Annual roof inspections (building envelope)
- Make your procedures a standard
- Train M & O staff and occupants
- Prepare for water events
  - Equipment, procedures, contractors

Action Planning Guide
As you listen to this presentation, use the chart in your Action Planning Guide to write down any key strategies to install the Six Technical Solutions in your district.
Building Envelope

New Roof

Document Drought Settlement and Follow-up

Interior Inspections Seven Year Old School

Water Source

What is in the wall cavity
Look for Visual Signs

Evidence of Exterior Water Intrusion

Look for Exterior Signs

It’s not Raining
Roof Drain

Ceiling Tile
• Remove wet or damaged ceiling tile
• Use standard procedures
• Protect employees and occupants

Caulking at Sinks

Portable Buildings

Summer Humidity in Portable Buildings

Cafeteria Tables
**Not Mud but Mold!**

**Prepare for Water Intrusion**

Water events need planning

– Know your where your equipment is located
– Know that you have the equipment you need or where to rent
– Use the EPA Guidelines “Mold Remediation in Schools and Commercial Buildings”
– Train maintenance, operations, and construction (and when needed building occupants)

**Occupant Behavior**

**Water Extraction**

**Drying Equipment**
Cost Savings

- Low cost implementation
- Improve student attendance
- Reduces risk of crisis
- Reduces risk of major remediation
- Lower risk mitigation costs
- Prolong the building life
- Reduced Pest Management costs

Resources

- EPA’s “Mold Remediation in Schools and Commercial Buildings:
  http://www.epa.gov/mold/mold_remediation.html
- Building Science’s “Mold, Moisture, & Indoor Air Quality” and “Humidity Control in the Humid South” by Joseph W. Lstiburek. Read: Building Air Quality
  http://www.buildingscience.com/index_html
- Works by Terry Brennan, available on the EPA website and elsewhere.