

SECTION 022633.13 – MOLD ASSESSMENT

PART 1 - GENERAL

1.1 SUMMARY

A. DESCRIPTION

1. This Section pertains to the environmental assessment and remediation of mold needed to limit occupational and environmental exposure to the occupants of apartments.
2. The Contractor is required to follow all applicable federal, state, and local laws, all applicable regulations, and any requisite procedures. These regulations include, but are not limited to, those listed below in Sub-Section 1.3 Reference and Industry Standards.

B. RELATED SECTIONS

1. Section 062023 – Interior Finish Carpentry
2. Section 092900 – Gypsum Board
3. Section 099123 – Interior Painting

- 1.2 PRE-CONSTRUCTION CONFERENCE: The Contractor's representative must discuss in detail the mold remediation work plan, including work procedures and precautions for the work plan with all employees, and protection of all visitors, occupants, and release to the environment, prior to the start of work and at regular intervals.

1.3 REFERENCE AND INDUSTRY STANDARDS

A. The following reference standards shall be applicable to this Section:

- New York City Department of Health and Mental Hygiene (DOHMH) Healthy Homes Program.
- New York City Department of Health and Mental Hygiene (DOHMH) – Guidelines for Mold Remediation.
- New York City Department of Environmental Protection (DEP) – Filing Requirements for Mold Assessment, Abatement and Remediation Workers (Local Law 61 of 2018).
- New York City Department of Health and Mental Hygiene (DOHMH) *Guidelines on Assessment and Remediation of Fungi in Indoor Environments* November 2008.
- New York State Department of Labor, Safety and Health: Mold Program.

B. Industry Standards

- Electronic Code of Federal Regulations (e-CFR)
 - 29 CFR 1926 Subpart D Construction; 1926.51 Sanitation.

1.4 DEFINITIONS

- A. Air Handling Unit: Equipment that includes a blower or fan, heating and/or cooling coils, and related equipment such as controls, condensate drain pans, and air filters. Does NOT INCLUDE ductwork, registers or grilles, or boilers and chillers.
- B. Allergen: A substance, such as mold, that can cause an allergic reaction.
- C. Antimicrobial: Agent that kills microbial growth (i.e. chemical or substance that kills mold or other organisms). See “Biocide” and “Fungicide”.
- D. Biocide: A substance or chemical that kills organisms such as mold.
- E. Biological Contaminants: (1) Living organisms, such as viruses, bacteria, or mold (fungi), (2) the remains of living organisms, or (3) debris from or pieces of dead organisms. Biological contaminants can be small enough to be inhaled, and may cause many types of health effects including allergic reactions and respiratory disorders.
- F. Remediation: Removal or cleaning mold-damaged materials using work practices that protect occupants by controlling the dispersion of mold from the work area and protect remediation workers from exposure to mold.

1.5 QUALITY ASSURANCE

- A. Article 32 of the New York State Labor Law establishes licensing requirements and minimum work standards for professionals engaged in mold assessment and remediation. There are three main components to the law:
 - 1. **Training**: The Mold Program protects consumers by requiring Contractors to obtain appropriate training prior to being licensed to perform mold assessment, remediation or abatement services.
 - 2. **Licensing**: It is unlawful for any person to engage, advertise or hold themselves out as a mold assessor, remediation contractor, or abatement worker unless they have a valid mold license, issued by the New York State Commissioner of Labor, for the type of work they will be performing. Individuals who do so may be subject to a civil penalty.
 - 3. **Minimum Work Standards**: The Mold Program establishes minimum work standards for mold assessments and remediation activities by licensed professionals.

1.6 SUBMITTALS

- A. Instructions: Contractor shall adhere to requirements of all government agencies having jurisdiction over the work.
- B. Statements Certifications and Statements: Contractor shall adhere to requirements of all governmental agencies having jurisdiction over the work.
 - 1. Qualifications of employees: Submit name, address, and telephone number and copies of all requisite licenses to HPD or the Design-Professional-of-Record.

2. Records:
 - a. Employee training certification.
 - b. Employee license.
3. Submit applicable Material Safety Data Sheets (MSDS) for mold removal products used in mold removal work.

PART 2 - DELETED.

PART 3 – DELETED.

END OF SECTION 022633.13