**SECTION 02 85 00**

**MOLD REMEDIATION**

**PART 1 GENERAL**

1. **SCOPE OF WORK**
	* + - 1. This mold remediation Project shall consist of the removal and disposal of mold impacted materials at XXX (Name of facility, building ID(s), address, project name and number).
				2. The remediation work shall include, but not be limited to, the following mold impacted material(s). *ALSO INCLUDE SCOPE OF DEHUMIDIFICATION IF APPLICABLE.*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Floor/ level / location**  | **Work Area Designation** | **Description of Materials** | **Removal Method(s)** | **Approximate Quantity****(SF/Unit)** | **Approximate Quantity****(LF/Unit)** |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  | **Total Quantity (SF/LF/Units)** |  |  |

* + - * 1. The Contractor shall be aware of all conditions of the Project and is responsible for verifying quantities and locations of all Work to be performed. Failure to do so shall not relieve the Contractor of their obligation to furnish all labor and materials necessary to perform the Work. The Assessor’s Mold Remediation Plan is located in Appendix B to this section

*Remove the reference to the assessor’s remediation plan and associated appendix if not INCLUDED. Remediation plan is required for new york city OWNED/LEASED FACILITY PROJECTS (NOTE – IF NO ASSESSOR PLAN INCLUDED, THEN ALL REQUIRED PLAN COMPONENTS e.g. remediation methods, PPE, clearance criteria, occupant notification, etc. MUST BE INCLUDED WITHIN THIS SECTION, MINUS THE ESTIMATE)*

* + - * 1. All Work shall be performed in strict accordance with the Project Documents and all governing codes, rules, regulations and guidelines. Where conflicts occur between the Project Documents and applicable codes, rules, regulations and guidelines, the more stringent shall apply.
				2. Working hours shall be as required and approved by DASNY. Mold removal activities including, but not limited to, mold remediation area preparation, gross removal activities, cleaning activities, waste removal, etc. may need to be performed during ‘off-hours’ (including nights and weekends). In addition, multiple mobilizations may be required to perform the work identified in this project. The Mold Remediation Contractor shall coordinate and schedule all Work with the facility and DASNY’s representative.

**1.02 SPECIAL JOB CONDITIONS**

1. Any special job conditions, are described below:

 (Describe in detail or indicate “None”)

**1.03 PERMITS AND COMPLIANCE**

A. The Contractor shall assume full responsibility and liability for compliance with all applicable Federal, State, and local laws, rules, and regulations pertaining to Work practices, protection of Workers, authorized visitors to the site, persons, and property adjacent to the Work.

B. The Contractor must maintain current licenses, permits and certifications pursuant to New York State Department of Labor and Department of Environmental Conservation for all Work related to this Project.

C. The Contractor must have and submit proof upon request that any persons employed by the Contractor to engage in or supervise Work on any mold remediation Project have a valid NYS mold remediation contractor and supervisor certificates pursuant to Article 32.

D. The Contractor shall be responsible for compliance with The New York State Uniform Fire Prevention and Building Code, or its successor during their work at the project site.

E. Failure to adhere to the Project Documents shall constitute a breach of the Contract and DASNY shall have the right to and may terminate the Contract. However, the failure of DASNY to so terminate shall not relieve the Contractor from future compliance.

* 1. **SUBMITTALS**
1. Within 7 days prior to the pre-construction conference, the Contractor shall submit an electronic copy of the documents listed below to the DASNY Project Manager, DASNY Code Compliance Unit and the Environmental Consultant for review and approval prior to the commencement of mold remediation activities:
2. Contractor license issued by New York State Department of Labor.
3. A list of Mold Remediation Projects performed within the past two (2) years and include the dollar value of all Projects. Provide Project references to include DASNY or owner, Environmental Consultant and air monitoring firm's name, contact persons, address, and phone number.

3. Progress Schedule:

a. Show the complete sequence of remediation activities for each work area and the sequencing of Work within each building or building section listed in the contract.

b. Show the dates and hours of work for the beginning and completion of each major element of Work, including substantial completion dates for each Work Area, building, or phase.

4. Project Notifications (if required). Copy of NYC DEP Mold Remediation Work Plan and Notification Form submission, as applicable, along with proof of submission.

5. Building Occupant Notification: Provide the following information:

1. Owner, DASNY Project Number, Site Name and Address, Building, Project Location at Building, Start and End Dates.
2. Quantity and type of material to be removed.
3. Mold Contractor Name, Address, Contact Name and Phone Number, NYSDOL License Number.
4. Third Party Monitor Name, Address, Contact Name and Phone Number, and NYSDOL License Number.
5. DASNY Project Manager Name and Phone Number.
6. General Contractor Project Manager Name and Phone Number, if applicable.

6. Mold Remediation Work Plan and Drawing(s): Provide a written work plan description of work and drawing(s) that clearly indicates the following:

a. All work areas/containments numbered sequentially.

b. Locations and types of all decontamination enclosures for each work area.

c. Entrances and exits to each work area/containment.

d. Type of abatement activity/technique for each work area/containment.

e. Number and location of High Efficiency Particulate Air (HEPA) units and exhaust locations to the outside, with calculations for determining the number of HEPA units, based on a minimum of 4 air changes per hour.

f. Location of water and electrical connections to building services for each work area/containment.

1. Waste transport routes through the building, or exterior to the waste storage container for each work area/containment.

7. Procedures for temporary dehumidification of mold remediation area in accordance with contract documents, including section 2.10 of this Part.

8. Provide an SDS on the EPA registered products selected for use on this project. Substitution of alternative products is not permitted without authorization by the Environmental Consultant.

* 1. Project Close-out Submittals: Within 30 days of the completion of each remediation phase, the **Mold Remediation Contractor** shall submit an electronic copy of the documents listed below to DASNY Code Compliance and the Environmental Consultant for review and approval prior to Contractor’s final payment. Once DASNY Code Compliance approves the electronic close-out submittal, the Contractor shall provide hardcopy or e-copy of the approved close-out documents, as per DASNY Project Management. DASNY Project Management shall provide the Facility with a copy of the approved closeout submittals.
1. Daily progress log, and daily worker roster(s).
2. Supervisor and Workers NYS DOL Mold (current at time of remediation) Certifications
3. Contractor licensed issued by New York State Department of Labor
4. Provide the Contractor’s Acknowledgement Statement (Appendix A) that lists all Workers used in the performance of the Project, including name and NYS DOL license. The Statement shall be notarized (Original notarized statement shall be sent to DASNY Code Compliance).
5. Project Notifications (if required). Copy of NYC DEP Mold Remediation Notification Form submission, as applicable, along with proof of submission and closeout.
	1. Project Close-out Submittals: Within 30 days of the completion of each remediation phase, the **Environmental Consultant** shall submit an electronic copy of the documents listed below to DASNY Code Compliance for review and approval.
		1. Upon completion of the Project, the Environmental Consultant shall certify to the Owner, in writing, that the work is complete and acceptable in an Executive Summary of the work.
		2. The Environmental Consultant shall review and approve or disapprove all necessary guarantees, certificates of compliance, and all other close-out documentation, which the Mold Remediation Contractor is required to submit.
		3. The Environmental Consultant shall provide to the Owner the final Project data binder to include:
			1. All daily logs including daily worker rosters.
			2. Copies of NYS Mold Assessor Company License and Mold Assessor License(s).
			3. Summary of all visual inspections with the date of inspection and the date of signoff on the supervisor’s log.
			4. If applicable, sampling logs, results, chain of custody forms, and sample location plans, if applicable.
			5. All applicable regulatory notifications.
			6. DEP Mold Assessor Post-Remediation Assessment Form and Certification, as applicable, along with proof of submission, if required
			7. All pertinent correspondence related to the Project.
	2. **PRE-CONSTRUCTION CONFERENCE**
6. Prior to start of preparatory Work under the Contract, the Mold Remediation Contractor shall attend a pre-construction conference attended by the Owner, Facility Personnel, and Environmental Consultant.
7. Agenda for this conference shall include but not be limited to:
8. Mold Remediation Contractor’s scope of Work,
9. Review of pre-work submittals and on-site documentation,
10. Review of Work procedures including:
11. Job site preparation,
12. Pre-cleaning of surfaces,
13. Handling of moveable objects,
14. Mold remediation area containment, including non-moveable objects,
15. Removal methods and decontamination,
16. Final inspection and clearance preparation,
17. Building occupant notifications,
18. Environmental Consultant’s duties, functions, and authority,
19. Temporary utilities,
20. Waste handling procedures, storage and disposal.
21. In conjunction with the conference the Mold Remediation Contractor shall accompany the Owner and Environmental Consultant on a pre-construction walk-through documenting existing conditions of finishes and furnishings, review overall Work Procedures, location of fire exits, fire protection equipment, water supply, and temporary electric tie-in.

**1.06 APPLICABLE GUIDANCE DOCUMENTS, REGULATIONS AND COMPLIANCE**

* + - 1. The Mold Remediation Contractor shall comply with the following guidance documents and regulations, pertaining to Work practices, protection of Workers, authorized visitors to the site and property adjacent to the Work, except where more stringent requirements are specified.
			2. Guidance Document
1. United States Environmental Protection Agency (EPA) Mold Remediation in Schools and Commercial Buildings, EPA 402-K-01-001.
2. New York City Department of Health & Mental Hygiene Guidelines on Assessment and Remediation of Fungi in Indoor Environments.
	* + 1. Federal Regulations:
3. 29 CFR 1910.134, Respiratory Protection Standard (OSHA)
4. 29 CFR 1926, Construction Industry (OSHA)
5. 29 CFR 1926.417 and 1926.702, Lockout Tag-out (OSHA)
6. 29 CFR 1926.451 to 1926.1060, Fall Protection (OSHA)
7. 29 CFR 1910.1200, Hazard Communication Standard (OSHA)
	* + 1. Statutory Law/Regulations:
8. NYS DOL Mold Law, Article 32, Sections 930 through 948
9. NYC DEP Local Law 61
	1. **NOTICES**
		1. The Mold Remediation Contractor shall provide and coordinate with the Environmental Consultant and the Owner, regarding notification to the occupants and other Contractors in the affected area(s) of the mold presence, a description of the remedial measures to be taken and a timetable for completion. Notification signage shall be posted at all accessible entrances to the remediation areas.
	2. **RECORD KEEPING**
10. The Mold Remediation Contractor shall maintain a Daily Project Log. Prior to Mold Remediation Contractor demobilization, a copy of the completed daily project log shall be provided to the owner’s on-site representative. During the active remediation, a copy of the log shall be provided daily to the Environmental Consultant. The Daily Project Log shall be utilized each day to document the following information:
11. Date and time of the project,
12. Name of Project Manager/Project Supervisor,
13. List of mold abatement workers, license numbers and expiration dates,
14. Brief description of daily work activities,
15. Each remediation area shall have a daily entry / exit sheet, and the completed daily entry / exit sheets shall be maintained in the daily progress log,
16. Visual Clearance Inspection performed by the Environmental Consultant / Mold Assessor (signature, date and time of inspection).

**1.09 PROJECT SUPERVISOR**

* 1. The Mold Remediation Contractor shall designate a full-time Project Supervisor who is qualified and a licensed as a NYS Mold Remediation Contractor to enter the mold remediation areas. The Project Supervisor must be able to read and write English fluently, as well as communicate in the primary language of the Workers.
	2. The Project Supervisor shall maintain the Daily Project Log.
	3. The Project Supervisor shall be responsible for the performance of the Work and shall represent the Mold Remediation Contractor in all respects at the Project site. The Supervisor shall be the primary point of contact for the Environmental Consultant.

**1.10 PROJECT MONITORING & ASSESSOR INSPECTIONS**

1. The Owner shall engage the services of an Environmental Consultant who shall serve as the Owner’s Representative in regards to the performance of the mold remediation Project and provide direction as necessary throughout the remediation. The Environmental Consultant shall have a valid New York State Department of Labor Mold Assessment Contractor and Mold Assessor licenses.
2. The Mold Remediation Contractor is required to ensure cooperation of its personnel with the Environmental Consultant for the inspection, monitoring, and clearance requirements. The Mold Remediation Contractor Project Supervisor shall comply with all direction given by the Environmental Consultant during the course of the Project.
3. The Environmental Consultant shall review and approve or disapprove all submittals (pre-work, on-site, closeout), shop drawings and schedules.
4. The Environmental Consultant mold assessor shall provide visual inspections prior to the start of work and final clearance inspection of each mold remediation areas. For projects in New York City, the mold assessor shall file a post-remediation assessment form and certification with the NYC DEP, as applicable.
5. The Environmental Consultant shall provide bulk and air sampling services, as necessary, for the Project or when requested by the owner.
6. The Environmental Consultant shall have the authority to direct the actions of the Mold Remediation Contractor verbally and in writing to ensure compliance with the Project documents and all applicable laws/regulations.
	1. **RESPIRATORY PROTECTION**
		1. Select respirators based upon the anticipated exposure with a minimum acceptable half-face negative pressure respirator for all mold remediation areas, *Designer/assessor to indicate minimum acceptaBle level of protection* and choose from those approved by the National Institute for Occupational Safety and Health (NIOSH). If less than full face respiratory protection is utilized, the mold abatement workers will also be provided with ANSI certified airtight eyewear protection to reduce potential exposure.
		2. Respirators shall be individually fit-tested to personnel under the direction of an Industrial Hygienist on a yearly basis. Fit-tested respirators shall be permanently marked to identify the individual fitted, and use shall be limited to that individual.
		3. No respirators shall be issued to personnel without such personnel participating in a respirator training program.
		4. High Efficiency Particulate Air (HEPA) respirator filters shall be approved by NIOSH and shall conform to the OSHA requirements in 29 CFR 1910.134.
		5. A storage area for respirators shall be provided by the Mold Remediation Contractor in the personal decontamination enclosure where they will be kept in a clean environment.
		6. The Mold Remediation Contractor shall provide and make available a sufficient quantity of respirator filters so that filter changes can be made as necessary during the work day.
		7. Filters used with negative pressure air purifying respirators shall not be used any longer than one eight (8) hour work day. Any loose respirator filters found within the mold remediation area, must be disposed of appropriately.
		8. Any authorized visitor, Worker, or supervisor found in the Mold Remediation Area not wearing the required respiratory protection shall be removed from the Project site and shall not be permitted to return.
		9. The Contractor shall have at least two (2) Powered Air Purifying Respirators (PAPRs) stored on site designated for authorized visitors use. Appropriate respirator filters for authorized visitors shall be made available by the Contractor.

**1.12 TRAINING**

1. As required by applicable federal and state laws/regulations, prior to assignment to mold remediation work, provide annual fit tests and instruct each employee in the use of respirators and protective clothing,
2. Instruct each worker regarding site-specific safety measures and emergency egress procedures,
3. Provide hazard communication (HAZCOM) training regarding the potential for exposure to microbials (e.g., mold, bacteria, fungi), cleaning agents, anti-fungal coatings, and any other hazard(s) expected to be encountered during the mold remediation work, as per OSHA HAZCOM requirements. The training shall include how to recognize materials impacted with mold, bacteria, and fungi; signs and symptoms of and hazards associated with exposure to mold, fungal, and bacterial contamination; how to prevent contamination outside the mold remediation area; and how employees can protect themselves from the expected exposures. Other identified hazard(s) shall be similarly addressed.

**1.13 TEMPORARY UTILITIES**

1. Shut down and lock out all electrical power to the Mold Remediation Areas.
2. Where available, obtain power from the Owner’s existing system or provide temporary 120-240 volt, single phase, three wire, 100 amp electric service with Ground Fault Circuit Interrupters (GFCIs) for all electric requirements within the Mold Remediation Area.

1. Where available, obtain from Owner's existing system. Otherwise provide power from other sources (i.e. generator).

2. Provide temporary wiring and "weatherproof" receptacles in sufficient quantity and location to serve all HEPA equipment and tools.

3. Provide wiring and receptacles as required by the Environmental Consultant for project monitoring and air sampling equipment (pumps, fans, leaf blowers, etc.), if necessary for intended tasks.

4. All power to the Mold Remediation Area shall be brought in from outside the area through GFCIs at the source.

1. Provide temporary lighting with "weatherproof" fixtures for all mold remediation areas including decontamination areas.

1. The entire Mold Remediation Area shall be kept illuminated at all times.

2. Provide lighting as required by the Environmental Consultant for the purposes of performing required inspections.

1. All temporary devices/equipment and wiring used in the Mold Remediation Areas shall be capable of decontamination procedures including HEPA vacuuming and wet-wiping.
2. Utilize domestic water service, if available, from Owner's existing system. Provide hot water heaters with sufficient capacity to meet Project demands.

**PART 2 PRODUCTS**

1. **PROTECTIVE CLOTHING**
	1. Provide personnel utilized during the Project with disposable protective whole body clothing, head coverings, gloves (plastic or rubber) and foot coverings. Cloth gloves may be worn inside the plastic or rubber for comfort, but shall not be used alone. Make sleeves secure at the wrists and make foot coverings secure at the ankles by the use of tape, or provide disposable coverings with elastic wrists or tops.
	2. The Mold Remediation Contractor shall not under any circumstances permit any person to enter the mold remediation areas without the appropriate protective clothing and equipment. The Mold Remediation Contractor shall provide protective clothing for use by DASNY and the Environmental Consultant. The Mold Remediation Contractor shall furnish as many sets as required for full-time monitoring.
	3. Eye protection and hard hats shall be provided and made available for all personnel entering any Mold Remediation Area.
	4. Authorized visitors shall be provided with suitable protective clothing, headgear, eye protection, and footwear whenever they enter the Mold Remediation Area.
2. **HEPA FILTER EQUIPMENT**
3. All negative air filtration units and vacuum units shall be equipped with HEPA filters.
	1. **CLEANING & DISINFECTING AGENTS**
4. Provide standard detergents to be used for cleaning and that shall be diluted in water and used in a manner as directed by manufacturer labeling.
5. If approved for use by the Owner and Environmental Consultant in writing, any disinfecting agents shall be utilized as directed by manufacturer labeling.

**2.04 ANTI-FUNGAL COATING**

1. Provide SDS \_\_\_\_\_*DESIGNER/ASSESSOR TO SPECIFY ACCEPTABLE PRODUCTS*, or equivalent anti-fungal coating approved for use by the Owner and Environmental Consultant in writing.
	1. **FIRE RETARDANT POLYETHYLENE SHEETING**

A. All polyethylene (plastic) sheeting used on the Project (including but not limited to sheeting used for critical and isolation barriers, fixed objects, walls, floors, ceilings, and waste container) shall be at least 6 mil fire retardant sheeting.

* 1. **DUCT TAPE**

A. Provide duct tape with an adhesive that is formulated to stick aggressively to sheet polyethylene and other surfaces where it will be used to create a seal.

* 1. **DISPOSAL BAGS**
		1. Provide unlabeled, 6 mil clear polyethylene disposal bags. Asbestos warning labels are not permitted on the bags.

**2.08 BARRIER TAPE**

1. Provide yellow or red plastic caution tape 3 inches wide. “Asbestos” or “Lead” wording on the tape is not permitted.

**2.09 DECONTAMINATION AREA**

1. The Contractor shall provide a decontamination area located and constructed as per the Assessor’s Remediation Plan, if applicable, for the purpose of separating each mold remediation area from the non-remediation areas of the building. This space/area provides for entering the remediation area, returning to the clean environment, cleaning of persons and equipment, and movement of properly-contained waste material.

**2.10 DEHUMIDIFICATION UNITS**

1. *DESIGNER/ASSESSOR TO SPECIFY WITHIN THE SCOPE OF WORK WHICH REMEDIATION AREAS REQUIRE DEHUMIDIFICIATION, WHICH BUILDING MATERIALS HAVE EXCESS MOISTURE AND MUST BE DRIED & WITHIN THIS SECTION WHAT THE ACCEPTABLE MOISTURE CONTENT IS FOR THESE IMPACTED MATERIALS* The Contractor shall provide the number of portable, large-capacity dehumidification units necessary to maintain a relative humidity below 55% within the mold remediation areas. The drain hose(s) for the unit(s) shall be routed to a functioning sanitary sewer drain or to the outdoors without re-entering the mold remediation area. Dehumidification units shall be Underwriters Laboratory (UL) approved or equivalent. Dehumidification units are to remain active until xx materials have been adequately dried to a maximum moisture content of XX%.

**2.11 WARNING SIGNAGE**

1. Provide signage with a minimum size of 8-1/2 inches by 11 inches with a white background on which is printed in large type with wording in the format shown below:

**MOLD REMEDIATION**

**DO NOT ENTER**

**AUTHORIZED PERSONNEL ONLY**

**RESPIRATORS AND PROTECTIVE CLOTHING**

**ARE REQUIRED IN THIS AREA**

**PART 3 EXECUTION**

* 1. **GENERAL REQUIREMENTS**
1. The scope of work includes removal of visual microbiological (bacterial and fungal) growth on impacted materials/surfaces A copy of the contractor’s NYS DOL mold remediation license must be displayed on-site during remediation activities including removal of impacted materials that can’t be cleaned. The Environmental Consultant / NYS DOL Certified Mold Assessor will generate a Mold Remediation Plan based upon the contract documents and their self-conducted mold assessment. This will be provided to the Mold Remediation Contractor for execution. The Mold Remediation Work Plan shall be submitted by the Contractor and approved prior to its implementation. The remediation procedures shall be identified in the Mold Remediation Work Plan for each mold remediation area based on the size, complexity and remediation methods required.
2. The following submittals, documentation, and postings shall be maintained on-site by the Mold Remediation Contractor during remediation activities at a location approved by the Environmental Consultant:
3. Valid Mold Remediation Contractor license issued by New York State Department of Labor (NYS DOL).
4. Valid NYS DOL Mold Abatement supervisor license.
5. Valid NYS DOL Mold Abatement worker licenses for each person employed in the removal, handling, or disturbance of mold.
6. Project documents (specifications and drawings).
7. Approved Mold Remediation Work Plan.
8. Building Occupant Notification.
9. Applicable laws and regulations.
10. Safety Data Sheets of supplies/chemicals used on the Project.
11. List of emergency telephone numbers.
12. Daily Project Log with daily worker roster.
13. Entry/Exit Logs.
14. Copy of NYC DEP Filed Mold Remediation Work Plan and Notification Form, as applicable.
15. The following documentation shall be maintained on-site by the Environmental Consultant during abatement activities:

1. Valid Mold Assessment Contractor license issued by NYS DOL.

2. Valid Mold Assessor license issued by NYS DOL.

3. Project Monitor’s Daily Log.

4. Assessor’s Written Report.

5. Completed Assessor Post-Remediation Visual Clearance Inspection Summaries.

1. **CONTAINMENT BARRIERS**
2. When containment of the mold remediation areas are not necessary, as per the Assessor’s Remediation Plan, if applicable, dust suppression methods shall be utilized.
3. When containment of the mold remediation areas are required, the Mold Remediation Contractor must be careful not to disturb fungal impacted building materials while isolating mold remediation areas to prevent the release of fungal spores. Pre-cleaning of interior surfaces shall be completed prior to the erection of the containment. Moveable objects within the mold remediation areas shall be discarded or HEPA vacuumed, wet-wiped and removed from the area or isolated from the work. Workers shall wear respirators while installing isolation barriers if fungal impacted surfaces (walls or surfaces with visible settled dusts) are likely to be disturbed. The Mold Remediation Contractor shall completely isolate the mold remediation areas for the duration of the work by sealing off all walls, floors, openings, and fixtures in the mold remediation areas. This shall include, but is not limited to, heating and ventilation supply air ducts and diffusers and return air ducts and grilles (HVAC system totally de-energized - no HVAC system airflow into or out of mold remediation area), return air grilles, common return air plenums, doorways, corridors, windows, skylights, and lighting with polyethylene sheeting held securely in place as described in this section. The containment must be constructed to prevent the spread of mold to areas outside the containment, as per the Assessor’s Remediation Plan, if applicable. Warning signage shall be posted at all accessible containment barrier locations.
4. Containment Entry and Exit Procedures shall be established as required for the work.
5. Personnel, equipment and waste decontamination procedures shall be established as required for the work.
6. **NEGATIVE PRESSURE**
7. The Mold Remediation Contractor shall establish a negative air pressure differential inside the enclosed mold remediation areas, as per the Assessor’s Remediation Plan, if applicable. *DESIGNER/ASSESSOR TO SPECIFY WHICH REMEDIATION AREAS REQUIRE NEGATIVE PRESSURE AND THE MINIMUM AIR CHANGES PER HOUR TO BE MAINTAINED* Negative Pressure Systems shall be exhausted to the exterior of the building. The Mold Remediation Contractor shall ensure that negative air pressure differential is maintained until the Environmental Consultant has determined that the mold remediation areas have passed the final inspection. If the length of the exhaust will exceed 25 feet, include adequate measures in the Mold Remediation Work Plan to maintain the required air changes (e.g. booster fans, increased exhaust tube diameter, interior exhaust to unoccupied area, etc.). See current federal and state asbestos regulations for accepted practices regarding extending length of negative air ventilation exhaust.
8. **WORK PROCEDURES**
9. All waste shall be decontaminated and/or removed under containment. As waste is removed, it shall be placed into a disposal container promptly. Disposal procedures, at a minimum, shall consist of single bagging using clear 6-mil polyethylene bags or single wrapped with clear 6-mil polyethylene sheeting. Bags shall be taped to form an airtight seal. Waste from HEPA-filtered vacuums shall be single bagged in clear 6-mil polyethylene bags.
10. At all times the Mold Remediation Contractor shall keep the site and mold remediation area free from accumulations of bagged material or rubbish caused by its operations and free from any flammable materials or other source of fire hazard.
11. All visually impacted materials and adjacent visually unimpacted material shall be cleaned and/or removed under full containment unless specified otherwise.
12. Cleaning and disinfecting agents shall be utilized to clean all remaining surfaces within the mold remediation area(s).
13. In the event that areas adjoining the enclosed project area become or are suspected of becoming impacted with spores as a result of the Mold Remediation Contractor's work, the Mold Remediation Contractor shall thoroughly clean the affected areas. These areas shall be subject to detailed visual inspection and potentially post-remediation clearance sampling by the Environmental Consultant.
	1. **CLEARANCE PREPARATION**
14. When containment areas are not utilized, the mold remediation area and areas used by remedial workers for egress shall be cleaned.
15. When containment is utilized, all mold remediation area surfaces and layers of polyethylene barrier sheeting shall be cleaned. If negative pressure is utilized, the negative air machines shall remain in operation until notified by the Environmental Consultant of satisfactory clearance.
	1. **POST-REMEDIATION CLEARANCE INSPECTIONS**
16. After all visible accumulations of material and debris are removed, the Mold Remediation Contractor shall notify the Environmental Consultant Assessor for a post-remediation final clearance visual inspection/assessment. The Mold Remediation Contractor (New York State licensed Mold Abatement Worker Supervisor) and Environmental Consultant (New York State licensed Mold Assessor) shall conduct a thorough visual inspection of the mold remediation area. The Environmental Consultant shall inspect the remaining building materials *DESIGNER/ASSESSOR TO SPECIFY WHICH MATERIALS TO INSPECT FOR MOISTURE CONTENT AND WHAT ARE ACCEPTABLE MOISTURE LEVELS FOR SATISFACTORY CLEARANCE* for the presence of moisture, utilizing a moisture meter to test porous materials. If during this inspection, any visible dust, debris and/or water damage is observed, visible mold growth is present on any surface, and/or moisture elevated above material-specific levels is detected for any impacted building material within the mold remediation area, the Mold Remediation Contractor shall remove, re-clean, and/or dehumidify as required. The Mold Remediation Contractor shall pay all associated costs for the re-cleaning dehumidification, and additional post-remediation verification inspection and any sampling services by the Environmental Consultant.
17. Post-remediation verification sampling (if requested by the Owner) shall proceed only upon written notice of successful post-remediation visual clearance issued by the Environmental Consultant (Mold Assessor).
18. Application of any anti-fungal coating shall proceed only upon receipt of written notice of successful post-remediation verification visual inspection (and post-remediation verification sampling, if requested by Owner) issued by the Environmental Consultant. The anti-fungal coating shall not be applied prior to the post-remediation verification process.
19. Breakdown of containment shall proceed only upon receipt of clearance issued by the Environmental Consultant Assessor and completion of anti-fungal coating application. No person shall remove or dismantle any containment structures or materials from a project site prior to receipt by the mold remediation contractor of satisfactory clearance as determined by the licensed mold assessment firm and described in the NYS DOL mold law.
20. The post-remediation Assessor inspection/assessment shall also include verification that the underlying cause of the mold has been rectified so that it is reasonably certain that the mold will not return to the remediated area. For projects in New York City, the mold assessor shall file a post-remediation assessment form and certification with the NYC DEP, as applicable.
	1. **POST-REMEDIATION VERIFICATION SAMPLING (if requested by owner)**
21. The Environmental Consultant may conduct post-remediation air or dust sampling, at the discretion of the owner. Samples shall be analyzed by an AIHA accredited microbiological laboratory.
	1. **RESTORATION OF UTILITIES, FIRESTOPPING AND FINISHES**
22. After final clearance, remove locks and restore electrical and HVAC systems. All temporary power shall be disconnected, power lockouts removed and power restored. All temporary plumbing shall be removed.
23. Finishes damaged by the Mold Remediation Contractor including, but not limited to, plaster/paint due to duct tape and spray adhesives, and floor tile lifted due to wet or humid conditions, shall be restored and/or replaced prior to final payment. All foam and expandable foam products and materials used to seal mold remediation area openings shall be completely removed upon completion of remediation activities.
24. All penetrations through fire rated construction shall be fire stopped using materials and systems tested in accordance with ASTM E814 on Projects where re-insulation is part of the required work.

**PART 4 DISPOSAL OF WASTE**

* 1. **APPLICABLE REGULATIONS**
1. State Regulations:
2. 6 NYCRR Subparts 360-1 & 360-7, Construction and Demolition Debris Landfills
	1. Construction and Demolition (C&D) Debris shall be solid waste resulting from the remediation, demolition, construction, remodeling and repair.

END OF SECTION 02 85 00

APPENDIX A

CONTRACTOR’S ACKNOWLEGEMENT STATEMENT



**CONTRACTOR’S ACKNOWLEDGEMENT STATEMENT**

**Re: Mold Remediation**

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (DASNY Project Title)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Project Location-Campus, Building ID, Floor)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (DASNY Project Number) Project Date(s) (Start/End)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Mold Contractor Name)

**In consideration of the following individuals’ employment in connection with the remediation, handling, and disposal of mold impacted materials at the referenced project, I hereby certify that the employees: a) have received the medical examinations required by OSHA 29 CFR 1926.134; b) have been fit tested specifically for respirators used on the Project; and c) have received training as required by NYS DOL labor law Article 32 in the proper handling of mold impacted materials, including the health implications and risks involved, as well as the use and limitations of the respiratory equipment to be used.**

|  |  |
| --- | --- |
| Employee Name(Supervisor and Workers)(Print Name) | NYS DOL Certificate Number |
| **1.** |  |
| **2.** |  |
| **3.** |  |
| **4.** |  |
| **5.** |  |
| **6.** |  |
| **7.** |  |
| **8.** |  |
| **9.** |  |
| **10.** |  |

Project Supervisor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Print Name Signature

 (Notary block here) Notary Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Print Name

 Page \_\_\_\_ of \_\_\_\_

*Remove the assessor’s remediation plan appendix if not INCLUDED*

APPENDIX B

ASSESSOR’S MOLD REMEDIATION PLAN