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# Old Dominion University Mold Management Plan

*Administered by*

ENVIRONMENTAL HEALTH AND SAFETY OFFICE

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in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. It is impossible to eliminate all molds and mold spores from the indoor environment. However, mold growth can be controlled indoors by controlling moisture. Since mold requires water to grow, it is important to prevent/correct moisture problems in buildings

## Hidden Mold

In some cases, indoor mold growth may not be obvious. It is possible that mold may be growing on hidden surfaces, such as the backside of dry wall, wallpaper, or paneling, the top of ceiling tiles, the underside of carpets and pads, etc. Possible locations of hidden mold can include pipe chases and utility tunnels (with leaking or condensing pipes), walls behind furniture (where condensation forms), condensate drain pans inside air handling units, porous thermal or acoustic liners inside ductwork, or roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Hidden mold may be suspected if a building smells moldy and the source is not visible, or if there has been water damage and building occupants are reporting health problems.

## Procedures

The following procedures are to provide general guidance for actions to be taken for various scenarios relating to mold issues.

1. In the event of flooding or large water leaks, **immediately** inform Facilities Management or Housing Maintenance and Risk Management. In an emergency, contact Public Safety who will coordinate any evacuations and notify the Fire Department if deemed necessary to secure water to a facility. Locate and secure the source of water. An effort will be made to dry wet porous materials (installed carpeting, upholstered furnishings, drywall, etc.) effectively within 24 to 48 hours by vacuum extraction and dehumidification to prevent mold growth. Note: This action only applies when the source of flooding or leakage is categorized as “clean water”. Gray (unsanitary) and black (grossly unsanitary) waters pose additional serious health hazards which will require addressing. Contact EHSO at 683-4495.
2. If a musty/moldy odor exists in the building or occupants have any other reason to suspect the pre8 ( -151 (t)-2 (a)tn2 (s )TJc (a)-60 Tc 0 Tw 5 48 houhrefEM46uEi)-2 (ng )TJ-0.003 ef

## **Remediation**

The goal of remediation is to restore satisfactory building conditions (repair water damage; eliminate existing mold and odors; etc.). In all situations, the underlying cause of water accumulation must be rectified or mold will recur. Remediation should be conducted in a manner that will remove or clean contaminated materials while preventing the spread of fungi and dust from the work area to adjacent clean areas.

The removal of mold from contaminated surfaces will vary depending on the material, the location, and .32 Td(T)1.yxiertaof mold fgomi32 Td[