Appendix 35-C

Summary and Comparison Tables of EPA and NYC Department of Health Mold Remediation Guidelines

	NYC Guidelines	EPA Guidelines
Small	Defined as: Level 1, <10 ft2 (Examples: Ceiling tiles, small areas on walls) Regular trained maintenance staff can remediate affected building materials Disposable N-95 respirator use recommended while removing affected building materials Clear affected area (Adjacent areas optional) Containment not necessary	Defined as: Small, <10 ft2 total surface area affected N-95 respirator use recommended while removing affected building materials Containment not necessary
Mid-sized	Defined as: Level II, 10-30 ft2 (Example: Individual wallboard panels) Regular trained maintenance staff can remediate affected building materials Disposable N-95 respirator use recommended while removing affected building materials Clear affected area (Adjacent areas optional) Cover the work area with polyethylene sheeting or similar covering to protect non-affected surfaces from mold spore loading prior to remediation Use dust suppression methods while removing affected building materials	Defined as: Medium, 10-100 ft2 total surface area affected N-95 respirator or ½ mask with HEPA filters and protective clothing recommended while removing affected building materials Contain the affected area ceiling to floor (Entry = slit entry with covering flaps) prior to remediation Isolate diffusers within containment prior to remediation Use air-scrubbers equipped with HEPA filters under negative pressure conditions inside containment during remediation

Appendix 35-C

Summary and Comparison Tables of EPA and NYC Department of Health Mold Remediation Guidelines

	NYC Guidelines	EPA Guidelines
Large	Defined as: Level III: 30-100 ft2 (Example: Several wallboard panels) Health and safety professional experienced in microbial investigations should be consulted prior to remediation activities to provide oversight for the project Use haz-mat trained personnel to perform remediation Disposable N-95 respirator use recommended while removing affected building materials Clear work and adjacent areas Cover work and adjacent areas with polyethylene sheeting or similar covering to protect non-affected surfaces from mold spore loading prior to remediation Seal work and adjacent area diffusers prior to remediation Use dust suppression methods while removing affected building materials If abatement procedures are expected to generate a lot of dust (e.g., abrasive cleaning of contaminated surfaces, demolition of plaster walls) or the visible concentration of the fungi is heavy (blanket coverage as opposed to patchy), then it is recommended that the remediation procedures for Level IV are followed	See EPA definition of “Medium”

Appendix 35-C

Summary and Comparison Tables of EPA and NYC Department of Health Mold Remediation Guidelines

	NYC Guidelines	EPA Guidelines
Very Large	Defined as: Level IV, >100 contiguous ft2 (Example: several wallboard panels) Health and safety professional experienced in microbial investigations should be consulted prior to remediation activities to provide oversight for the project Use haz-mat trained personnel to perform remediation Use protective clothing and full-face respirators equipped with HEPA filters Completely isolate the work area (including diffusers) being remediated Use air-scrubbers equipped with HEPA filters under negative pressure conditions inside containment during remediation Enter containment through airlocks and de-con room Adjacent areas can be occupied during remediation Air monitoring should be conducted prior to occupancy	Defined as: Large, >100 ft2 total surface area OR potential for increased occupant or remediator exposure during remediation estimated to be significant Use two layers of polyethylene sheeting to contain the affected area (Entry = one airlock chamber) Use air-scrubbers equipped with HEPA filters under negative pressure conditions inside containment during remediation Isolate diffusers within containment
Other	Level VI: HVAC Systems (>10 ft2) Similar to Level IV requirements Health and safety professional experienced in microbial investigations should be consulted prior to remediation activities to provide oversight for the project Air monitoring should be conducted prior to re-occupancy with the HVAC system in operation to determine if the area(s) served by the system are fit to reoccupy	If toxic molds, extensive hidden damage is suspected, chances of mold becoming airborne is high, or sensitive individuals are involved a more cautious or conservative approach to remediation is indicated