

Bradbury Stamm Construction – Safety Directive

Safety Directive # 024-01

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MICROBIAL CONTROL: REPAIR, CONTROL AND ABATEMENT OF MOLDS, FUNGI AND MICROBES FOLLOWING A WATER INTRUSION EVENT

Safety Procedures for repairing/eliminating the water intrusion source, containment of suspect microbial colonies, remove or decontaminate surfaces, substrates and building components that may be host media, selection and use of PPE, and remediation.

Purpose

Water intrusion events such as a leaking pipe behind a wall or under a floor, leaks and collection of moisture from roofing failures, over time create conditions to host colonies of bacteria, molds, mildew, fungi and other microbes feeding on these colonies to grow and spread. Many of these microbial are common and generally non-toxic produce staining and odors. Others, many imported world-wide, can cause health problems for humans and make a building unsafe to occupy.

Hazards

- Exposure to microbes that may cause disease or illness to employees.
- Spread of microbes to other environments such as employees' cars, home and family members.
- Spread of microbial contamination to areas not affected by water intrusion such as ductwork, adjacent rooms and food preparation areas.
- Reduce building damage and contamination from persons engaged in repair.

Action Levels

1. **Notification** – BSC employee will be notified and assigned to coordinated repair and clean-up.
2. **Physical inspection and Hazard Identification** – Assigned BSC employee will get to the location ASAP and determine the extent of the water intrusion event and:
 - Inspect without disturbing surfaces for wet areas, discoloration, odors and musty smells. Look for mold colonies and fungi growth and note color.
 - Note affected building materials- wet and expanded sheetrock, wood cabinets, concrete, tile counter tops, metal studs or wood studs.
 - Schedule appropriate subcontractor repair. DO NOT TURN ON FANS TO DRY OUT AREAS THUS SENDING SPORES AIRBORNE UNTIL DETERMINED OTHERWISE.
 - Notify BSC Safety Director to describe conditions and observations
3. **Hazard Assessment Control Plan** –This can be verbal or written or managed on-site by Safety Director. It may entail at a minimum

- a. restricting the area to employees protected by PPE
- b. shoe covers, plastic sheeting on floors, gloves and trash bag for disposal
- c. use of fungicides and removal of porous surfaces that may serve as host media
- d. clean-up and wipe down of other surfaces
- e. replacement of sheetrock, paint etc.

4. **Sampling and Laboratory Analysis** – After consultation with Safety Director, the assigned BSC employee may need to collect microbial colonies and deliver them to an analytical laboratory to determine the toxicity, PPE protocols and decontamination procedures.