

Mold Round Table - July 24, 2003

Attendees:

Dennis Herrington Jones Lang LaSalle
Tracy Harris Enterprise Rent-a-Car
Dolores Frescas Blue Shield of California
Tom Cagley Los Angeles Air Force Base
Mike Darger CKE Restaurants
Victoria Sanger Servpro Tustin
Ron Moyer RMC Facilities Services, Inc.



Sponsors:

Elise Luckham, New Century Mortgage Conference line
RMC Facilities Services, Inc. Lunch

Topic: Mold

Dennis Herrington shared with us his experience with a ceiling mold occurrence which was caused by steam from a past co-generation activity in his building over eight years ago. Dennis called in an industrial hygienist company to evaluate the exterior of the building to get a base line of mold and spores as well as the area in question on the inside of the building. It turned out that there was more of a concentration outside of the building than in the affected interior area. He shared with us his report that showed the types of mold found in both areas. The analysis can cost \$1,500 or more depending on the number of locations to test. The cost of abating the area for Dennis was about \$5,000 for the 1,232 sq. ft area, or about \$4.00 per sq. ft.



Dolores shared with us her experience of having a leaking pipe in a wall; the tasks she went through to remedy the problem included the same type of testing and then the abatement.

Mike Darger shared with us photos of a hurricane flood that occurred at one of his buildings in the southeast. As a result of the flood, there were 3 to 4 feet of water in all of the first floor areas of his buildings. His sublease was thereafter required to complete mold testing annually for his tenants.

Dolores had attended a class on mold and was very well versed on the requirements for suspected mold conditions.

A newspaper article was provided to the group regarding state mold standards that were to be created through Senate Bill 732. Due to the current status of the state budget, this activity has not been completed and a state standard has not been developed.

Additionally, a print out of SB732 was provided to the group that states that no funding has been available to complete the standards requirement. Additional sources of information discussed can be obtained from OSHA as well as Federal EPA web sites. In regards to the sample questions introduced in this round table discussion, the following answers have been determined:

Q. What is the legal requirement for FMs regarding mold?

A. It is not clearly defined at this time. FMs should be completed with due diligence to satisfy condition if it is discovered.

Q. Are all molds hazardous?

A. All molds can be hazardous to certain individuals, and some individuals are tolerant to most molds. One should proceed on a case-by-case analysis.

Q. When mold is found, are you required to analyze it.

A. There currently is no law that requires you to complete an analysis of mold. You should, however, complete one with due diligence if detected.

Q. Is mold abatement similar to asbestos abatement?

A. In some ways, yes. The abatement process is similar; however, after removal, the bags of contaminated material can be disposed of as natural trash, and are not required to be manifested off site as hazardous materials.

Q. Does all mold have spores, and are they all hazardous?

A. Same as above; they are only problematic to those who are sensitive to certain conditions.

Q. When is it necessary to move occupants out of a contaminated area.

A. If a reaction to the condition exists or for precautionary purposes.

Q. Is there a regulatory paper available to update our knowledge on mold?

A. Check the Internet under OSHA, EPA, or current Senate bills in process.

Q. After finding mold and having it abated, how do we know that it has been abated properly and that we will not have related problems in the future in the same area?

A. By proactive testing and test results from that testing. Test certification only states that the test completed at that moment shows the condition at that time and does not mean that the condition will not change in the future.

Q. Is there an instrument available on the market for cost-effective monitoring of mold conditions?

A. Not at this time. Home Depot provides a sample testing kit that is very unreliable and requires the lift test to be submitted for analysis.

Handouts were available at the meeting and are also available from the IFMA OC library. If interested, please contact Kathy Reid, our Resource Library Chairperson, at (949) 645-6229 or Jean Gardner, OC IFMA's administrative person, at (714) 543-9482.