

## APPENDIX J

### NEVADA HOUSING DIVISION

#### Weatherization Assistance Program Mold Policy and Protocol Beginning with FY 08

We understand that there are safety and liability issues concerning mold as an indoor pollutant and that it impacts certain weatherization activities. The following are based on guidelines recommended by the Dept. of Energy to insure that the health of occupants and workers are not adversely affected and that further property damage to the dwelling by those activities is avoided.

We further realize that while this policy is based on Dept. of Energy guidelines, the contractor's liability coverage, or inability to obtain coverage, will ultimately guide the decision to provide, or the extent of services.

#### **Identification**

A thorough assessment is necessary to determine the extent of the suspected mold so as to determine the appropriate action. If, on the initial assessment, weatherization personnel suspect that a mold problem exists, it should be stated clearly to the occupant(s) that we are not mold experts but have observed or smelled what may be an indoor mold problem and because of that, we have some concerns about sealing the house.

It must be determined that the dwelling is not a deferral for reasons other than suspected mold such as; requiring extensive rehab, uncorrectable combustion appliance problem etc..

#### **Documentation**

The areas of concern must be color photographed, preferably with a date stamp, and a written description (checklist) provided that details the location in the dwelling and the condition of the affected areas. The occupant must be given the EPA publication, "A Brief Guide to Mold, Moisture, and Your Home". If repairs or clean-ups are performed, color photos must be taken and a written description made of the repairs to those areas prior to weatherization work resuming.

If it is determined that weatherization work should be deferred, a NHD deferral form must be filled out and copies given to the occupant and kept in the client file.

## **Action**

If the suspected mold area totals less than 10 sq.ft. inside a dwelling and the source of moisture has been eliminated, the crew may elect to remove the damaged materials and repair the area(s) following the guidelines of a **Level 1 clean-up** (see NHD WAP Lead and Mold Training Manual page 61 of mold section). The dwelling would then be eligible for blower door directed sealing measures.

If the crew chooses not to repair such areas, or if the area(s) total in excess of 10 sq.ft., then no blower door directed actions should be taken. If there are other programs or sources for clean-up and remediation work, they should be offered to the occupants but at no time should it be recommended that the occupant perform testing or remediation work themselves so that we may continue the work.

If the decision is made to not perform ESP sealing measures utilizing the blower door, only non infiltration measures may be performed with the exception that, catastrophic shell and duct leaks may be repaired (ie, windows, doors, and disconnected ducts) providing that those areas being repaired are not the sources of mold.

Weatherization crews should make a reasonable effort, within the limits of the WAP, to eliminate the source of moisture that is causing the problem(s), regardless if sealing will be done.