MOLD CLEANUP, REPAIRS, AND EXCESS MOISTURE CONTROL

A Step-by-Step Guide for Homeowners

CONTENTS

HOW TO USE THIS GUIDANCE DOCUMENT

The Community Sanitation Program (CSP) educates, consults, and enforces housing standards (regulation 105 CMR 410.000 Minimum Standards of Fitness for Human Habitation, "Housing Code"). This guidance document contains sanitary code requirements as well as federal, Environmental Protection Agency (EPA) and Centers for Disease Control and Prevention (CDC), best practices for excess moisture control and mold cleanup. You will learn about 1) the health concerns associated with mold inside your home 2) how to determine if you should do the work or hire a professional 3) the difference between acute and chronic moisture problems and some long-term solutions 4) work area containment 5) mold removal 6) how to cleanup the work area and 7) code enforcement inspections, Orders to Correct, and excess moisture and mold related regulations.

ACKNOWLEDGEMENTS

The information summarized in this document comes from EPA and CDC guidance materials, as well as MA regulations 105 CMR 410.000 Housing Code. The MA Housing Code regulates the presence of mold on surfaces in a home, as well as conditions that cause excess moisture. The Housing Code does not regulate mold or mold spores in indoor air. Much of the following information are recommendations or best practices, not regulatory requirements. Page 20 of this guide summarizes the information that is required under the Housing Code. Here are some important links to federal resources used to develop this guide:

- A Brief Guide to Mold, Moisture, and Your Home | EPA
- Mold Cleanup in Your Home | EPA
- Mold Remediation in Schools and Commercial Buildings | EPA
- Checklist for Mold Remediation | EPA
- General Information about Mold | CDC
- Homeowner's and Renter's Guide to Mold Cleanup After Disasters | CDC

WHAT IS MOLD?

Mold exists naturally in the outdoor environment and can be inside our homes too. Mold grows wherever there is moisture, such as around leaks in roofs, windows, or pipes, or where there has been a flood. It grows on paper, cardboard, ceiling tiles, wood, wallpaper, insulation, drywall, carpet, fabric, and many other areas. Most people come in contact with mold as part of their everyday lives. Each time we open a window or door, air, and sometimes mold, comes into our homes. Water and moisture find their way indoors through windows, doors, bulkheads, and skylights that have not been properly caulked, flashed, or weather stripped. Holes and cracks in buildings or foundations and missing or broken exterior building components, like roof shingles and siding, also let in water and excess moisture. Extensive mold growth happens because of conditions in your home like heat, excess moisture, and darkness that make it easy for mold to thrive.

HEALTH EFFECTS OF MOLD

Not everyone who comes in contact with mold will have symptoms. Some people will have only minor symptoms. However, like other allergies, anyone can experience a reaction to inhaling or touching mold or mold spores at any time. People with chronic respiratory problems, chemical sensitivities, weakened immune systems, or prior history of extreme allergic reactions may have a serious reaction to mold depending on the amount and duration of exposure.

Mold exposure symptoms may include:

- Common health effects such as a runny and itchy nose, sneezing, coughing, wheezing, and burning eyes
- More concerning health effects such as congestion, skin rashes, and headaches
- Extreme health effects such as shortness of breath and nose or lung infections

SHOULD I TEST FOR MOLD?

There are no federal or state standards to determine what is and what is not a safe amount of mold. Environmental testing (air testing or bulk sample analysis) to confirm types and amounts of mold is not recommended. If you can see mold, under the Housing Code (105 CMR 410.000), you must clean it up and repair the problems causing the excess moisture conditions. Testing for mold does not change this requirement.

Steps for Repairs and Mold Cleanup:

1. Plan the work
    - » Figure out the moisture problem; where, how big, and how often does it happen.

- » Choose the repair to fix and prevent the excess moisture problem.
- » Determine if you are allowed or able to do the repair work and mold cleanup.

2. Communicate the plan to the occupants.
3. Protect yourself, the occupants, and the work area.
4. Make the repair to stop the water and excess moisture.
5. Clean the mold.
6. Dry the damaged area, throw out items you cannot dry, and remove/replace/repair the damaged areas.
7. Clean the work area and take down containment.
8. Monitor the area to make sure the excess moisture and mold does not come back.

WHO CAN DO REPAIRS AND MOLD CLEANUP?

Homes come in all shapes and sizes, the same is true for repairs and mold cleanup jobs. Something that looks like a small job, may be much bigger than you think. Planning is critical so that you do not underestimate the amount of work needed and make a bad situation worse.

Before you decide to do the work yourself, consider these things:

Do I have any health conditions or do the occupants have any health conditions that could get worse from mold exposure?

Anyone who is immunocompromised or has preexisting health conditions such as asthma or known allergic reactions to mold and mold spores should not perform repairs or mold cleanup activities. If occupants have health conditions that could get worse from the work, consider hiring a professional who can set up extensive containment and barriers to protect occupants during the removal.

How much mold is there?

EPA recommends that professionals perform remediation and cleanup for mold affected areas that are more than 10 ft^2. Remember, what first looks like a small job may get much bigger. There can be hidden mold behind wallpaper, inside walls, in airducts, on top of ceiling tiles, and underneath carpet. If you only see a small amount of mold, but it smells moldy there may be hidden mold. Even just looking for hidden mold can be dangerous and release spores into the air. Don't touch moldy areas and don't get mold spores in your eyes. Wear Personal Protective Equipment (PPE) and assess the amount of work needed carefully.

How much of the area is damaged by the mold or by the excess moisture problem?

Even if you find the problem when there is only a small amount of mold, there may already be large areas damaged by the water or moisture. These materials will likely need to be removed and replaced. Pulling up carpet, tearing down walls, or pulling down ceiling tiles generates a lot of dust and debris, in addition to possibly releasing mold spores. Be sure to factor this in when considering doing the work yourself. If you are doing work in an older home, you may also disturb lead paint or plaster. Do not repair a mold hazard only to create a different kind of hazard. If you will disturb more than 6 ft^2 of a painted surface inside, the work must follow Renovation, Repair and Maintenance rules for lead 454 CMR 22.11.

Do I have the tools and carpentry skills needed to make the repairs to the damaged materials and to fix the source of excess moisture?

The Housing Code 105 CMR 410.000 and consumer protection law require that you do the work in a work-person-like fashion and that you do not take away items or access to things that were there when the unit was rented. For example, you must replace closet doors that were damaged, and you can't lock off access to laundry facilities to avoid doing the repairs. In addition to having carpentry skills, you need to have the proper tools. Do you have a metal break to shape flashing? Do you have a ladder that reaches the gutters or chimney? Poor workmanship will waste your time, energy, and money and will likely result in a recurrence of excess moisture and mold growth. Do it right the first time. If you do not have the skills, tools, or time, hire a professional.

Is a contractor required to make the repairs, like for plumbing, HVAC, and electrical work?

If there is plumbing or electrical damage, structural damage to or within building ceilings, floors, walls, or roof or siding issues, the repair should be and, in some instances, must be done, by an experienced or licensed professional. Other applicable regulations include but are not limited to 248 CMR 10.00 (Plumbing Code), 527 CMR 12.00 (Electrical Code) 780 CMR 51.00 (Building Code) and 454 CMR 22.11 (Renovation, Repair and Painting Code). Once repairs are complete, you may be able to do minor mold cleaning for small and accessible areas.

Who should I hire to do the mold removal and cleanup work?

If you choose to use a professional, look for individuals with documented experience in mold remediation and cleanup services. While there are no licenses required to conduct mold remediation in Massachusetts, there are companies that specialize in mold remediation, as well as flood and property restoration. Be sure to:

- Ask to see a company Statement of Qualifications (SOQ) or any confirmation to ensure they have relevant experience.
- Check their references and the Better Business Bureau or similar organizations for

complaint history.

- Visit the home and inspect the area(s) where they have identified mold before they begin repair and cleanup work.
  - » Pay contractors in installments, withhold the final payment until you have checked their work. Make sure you are satisfied with the quality of the work, that the job is done, cleaned, and the debris and tools are removed from the site.

For more information about national associations involved with accreditations, see the following links:

- American Industrial Hygiene Association (AIHA)
- Institute of Inspection, Cleaning and Restoration Certification (IICRC)
- American Council for Accredited Certification (ACAC)

Before any work is done, determine if you are allowed to do the work. If you are, decide if you have the skills, tools, and time based on the size of the job.

TYPES OF EXCESS MOISTURE: ACUTE OR CHRONIC PROBLEMS

Mold needs water or moisture to live. To stop mold growth, you need to find out where the water or moisture is coming from and fix it. There are two kinds of excess moisture problems: acute and chronic. Acute problems are a one-time or short duration conditions or events, and chronic problems are continued or persisting conditions or events. Understanding if this is an acute or chronic problem will help you decide if you should hire a contractor and what your repair options are. Sometimes, chronic problems need long-term solutions, which may be more complex and more expensive. Here are some examples of acute and chronic problems:

ACUTE:

- A sink or bathtub overflowing on and through the floor
- A sudden breach in a furnace, water heater, or holding tank
- A sudden leak in a washing machine or dishwasher
- A severe storm that causes flooding in the basement
- A sewer back-up
- An obvious broken water pipe, such as a pipe that bursts due to severe cold weather

CHRONIC:

- A slow and continued water leak in a wall or under a cabinet
- A leaking faucet
- Backed up water against the roof or foundation due to clogged gutters and downspouts
- Missing roof shingles, damaged clapboard, or failed flashing around a chimney
- Uncontrolled humidity in a basement, bathroom or laundry room
- Uncontrolled humidity in a kitchen by a stovetop
- Damaged caulking falling out around windows, doors, and counter tops by sinks
- Uninsulated pipes with condensation and dripping water (especially cold-water pipes)

AREAS WITH CHRONIC EXCESS MOISTURE AND LONG-TERM SOLUTIONS

For chronic excess moisture problems, repairs should stop the problem from coming back. Under 105 CMR 410.220 (B), the local code enforcement agency can require you to install mechanical ventilation if the natural ventilation is not removing the excess moisture.

Here are some long-term solutions for chronic moisture problems:

AREA	METHODS
Bathrooms, Kitchens, and Laundry	Install and operate mechanical ventilation (exhaust fan).
	Install a shower door instead of a shower curtain.
	Caulk showers, tubs, and sinks.
	Vent dryers to the exterior. Ensure the flexible duct-ing is always unblocked.
	Install and properly drain washing machines.

AREA	METHODS
Basements	Install and properly operate dehumidifiers. Empty frequently or use a continual drainage hose directed into a proper drainage system.
	Insulate piping, especially cold-water pipes, to prevent condensation.
	Install and operate sump pumps in areas with low drainage restrictions or a high-water table. Monitor and maintain, especially if on a timing device.
	Seal cracks, holes, or entry points around utility pipes.
Exterior of Home	Keep roof and siding in good repair.
	Caulk and install weatherstripping for exterior doors, windows, skylights, and bulkheads.
	Install storm windows and doors.
	Install and maintain gutters and downspouts. Make sure they drain away from the home. Clean out leaves and other debris frequently.
	Grade the yard and design landscaping to promote water run-off and drainage away from the house.
	Repair damaged brick or mortar.
	Install or repair flashing around the chimney.
	Ensure all outside louvred vents for exhaust fans and appliances are fully operational and unblocked (louvres open and close freely).

AREA	METHODS
Exterior of Home	Install portable window air conditioners according to manufacturer's guidelines. Insulate sides from the outside and slightly tilt unit away to control condensation and water removal away from the window and interior of the home.
HVAC Systems	Monitor and clean condensation collection pans and coils.
	Frequently clean or replace all air filters.
	Keep windows and doors shut while air conditioning is in use.
	Ensure condensate pumps are kept in good repair and function properly.

TALK TO THE OCCUPANTS:

Now that you have assessed the size of the job and have a plan, let the occupants know about the details. Talk about how to work together to do the work safely and fix the problems. Explain:

- What you must do to 1) repair the problem causing the excess moisture 2) cleanup the mold and 3) repair the areas damaged by the excess moisture and/or the mold.
- How you are going to prepare the work area(s) and if the occupants should move some of their belongings.
- Where the occupants should be during the work. Can the occupants stay out of the work area easily during the work or should they leave the home during the workday? For example, work in a basement may not be disruptive for occupants, but work in the only bathroom could be a problem.
- Why work areas are dangerous. Make sure occupants understand to stay out of the area because tools, ladders, and sheets of plastic can be dangerous, especially for small children.
- How long it will take to do the work, take down containment, and cleanup.

- If there are items like carpet or ceiling tiles that will be thrown away because they cannot be cleaned and dried effectively.
- All children, pets, and individuals who are immunocompromised or those who have asthma, extreme allergies, or respiratory illnesses should stay away from the work area. They may return after the work is done and area is cleaned.

WORK AREA PREPARATION

You may have more than one work area to prepare before doing repairs and mold removal. For example, if a leaking roof has caused damage to a bedroom ceiling, then you have two work areas 1) the roof and the side of the home you are accessing the roof from and 2) the bedroom with the damaged ceiling. You should limit access and prepare both areas for the planned work.

Preparing the work area where you can see the mold:

1. Remove any water still in the area. Use a wet vacuum if needed. Wet areas should be completely dried in 24 hours. The Housing Code requires areas to be dried from leaks and floods within 48 hours.
2. Shut off central HVAC systems during mold cleanup. Seal wall and floor vents with plastic and tape. If the HVAC system is left on, the cleanup process could contaminate the HVAC system and spread mold spores throughout the home.
3. Use additional ventilation options in the area whenever possible:
    - » Open windows and doors that lead to the exterior.
    - » Turn on exhaust fans that are vented to the exterior.
    - » Put a fan in the window of the work area that blows air out of the house. This creates negative pressure and forces mold spores that may be in the air out of the house.
    - » Do not ventilate work areas into any occupied or common space.
4. Isolate work areas from the rest of the residence. Minimize the spread of mold, mold spores, and dust:
    - » Shut the door(s) to the room, hallway, or area where you are working.
    - » Shut the doors to all other rooms that are not being worked in.
    - » Use tape and plastic sheets or tarps to block entryways or doorways without doors in the work area.
    - » If there is no door to the work area that you use to enter/exit the work area, you

can double the plastic and create a flap to help stop mold, spores, and dust from migrating to other areas.

- » Tape all around one sheet of plastic over the entry way.
- » Use a utility knife to make a slit into the center of the plastic that you can step through to enter and exit. The slit should not go all the way to the top or the bottom of the plastic, but should be long enough to let you step through.
- » Tape a second sheet of plastic to the top of the doorway to create a flap that covers the first sheet of plastic with the slit in it. This sheet acts like a door flap that you can move when you go in and out of the area.

5. Protect areas and items in the work area that have not been damaged by mold:
   - » Put plastic or tarps on the floor.
   - » Move small and/or breakable items out of the work area.
   - » Push objects/furniture into the center of the room and cover with plastic; tape this covering to the plastic covering on the floor so that mold spores and dust cannot get underneath onto belongings.
   - » Cover other large items (like refrigerators or cabinets) that cannot be moved.
   - » Put away all food and drinks, including pet food and water.
6. Read and follow all manufacturer's instructions for any cleaning products. If there are any questions, contact a professional with experience in mold removal and cleaning.
7. Gather all the cleaning materials for proper cleanup and disposal.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

Touching or breathing in mold is dangerous. Protect your nose, mouth, eyes, and skin from exposure to mold or cleaning products.

- Use an N-95 respirator or mask. A respirator or mask must be worn in accordance with manufacturer's guidelines. The Occupational Safety and Health Administration (OSHA) requires N-95 respirators to fit properly when used in an occupational setting.
- Use goggles that do not have ventilation holes. These holes could allow spores, debris, or chemicals into your eyes.
- Wear long sleeves and pants.
- Use protective gloves such as non-latex, vinyl, nitrile, or rubber.

MOLD REMOVAL

1. Generally, mold can be cleaned with detergent and water.
    - » In most cases, harsh chemicals like bleach or other biocides are not recommended. If the source of the moisture is repaired and the area is thoroughly cleaned, mold should not grow back.
    - » If bleach or harsh chemicals are used, increase ventilation to the area. Always ventilate to the outdoors.
    - » If bleach is used, mix no more than 1 cup of laundry bleach in 1 gallon of water.
    - » Do not mix bleach and ammonia. It creates a poisonous gas.
2. Use a wet sponge or a scrub brush to clean the areas until you cannot see the mold.
3. Keep the work area organized and minimize airborne mold and dust.
    - » Throw dirty items in the trash while cleaning.
    - » Bag and seal with tape any moldy items in the work area before disposal. Do not carry unsealed bags out of the work area and through the home risking spreading mold spores.
    - » Remove shoes before leaving the work area. Do not track mold spores and dust throughout the home.
    - » Don't eat or drink in the work area.
4. Dry the area completely with fans or dehumidifiers. Ventilate the area (keep doors/windows to exterior open or exhaust fans on, it will help the surfaces dry faster).
    - » Area should be dried within 24 to 48 hours.
5. Wait until after the area is completely dried.
6. Check your work. Is the mold gone? Can you still smell the mold?
    - » If visible mold and odors are gone, you can begin the repair work needed to fix the damaged areas, e.g., install new dry wall, tiles, caulk, and paint.
    - » If there is visible mold or odors present, this may indicate there is still a moisture problem or the area was not sufficiently cleaned or dried. Make sure you have found and fixed the source of the moisture, then repeat the cleaning and drying process.

THINGS TO AVOID

- Do not mix chemicals or detergent. Never mix bleach with cleaning solutions or detergents that contain ammonia. **This creates a toxic gas and is very dangerous.**
- Do not dry scrape mold from any surfaces. This causes spores to get into the air and spread throughout the residence.
- Do not touch mold or moldy surfaces with bare hands.
- Do not leave the area wet.
- Do not paint or caulk over mold.

WORK AREA CLEANUP

1. Items covered in mold or used in the cleanup process can be thrown out in the regular trash. Remove the trash from the work area to an outside location as soon as possible.
    - » Seal trash bags with tape in the work area prior to moving to minimize potential spread of mold spores.
    - » Double bag any trash that appears to be leaking.
    - » Store and dispose of trash in compliance with the housing code (105 CMR 410.560) and any municipal requirements.
2. Clean flat surfaces in the work area with a wet mop and/or use a High-Efficiency Particulate Air Filter (HEPA) vacuum.
3. Wash down tools and equipment. Once they are clean, remove them from the work area.
4. Carefully remove plastic coverings starting from the top of the room and working down. Remove tape carefully so you do not damage painted surfaces.
5. Remove the plastic floor coverings last.
    - » Slowly fold the edges of the plastic into the center of the room to trap the mold, spores, dust and debris in the plastic.
6. Comply with Owner's Installation, Maintenance and Repair Responsibilities 105 CMR 410.235. After any repairs, the owner must ensure:
    - » All debris has been properly disposed;
    - » The area is clean; and

» All surfaces exposed to moisture have been dried.

7. Take a shower and change into clean clothes. Wash your work clothes separately.

MONITOR YOUR WORK

Talk to the occupants about the completed repair work and cleanup. Ask them to watch for any new problems and let you know right away if the moisture or mold return. Set up some appointments to check the area to make sure repair work is successful. Catching failed repairs or new problems quickly will save you time and money. The longer excess moisture and mold problems go unchecked, the larger the repair and cleanup project.

PREVENTING MOLD GROWTH AFTER A FLOOD

Climate change will cause more extreme weather, including excessive rain fall and storm ocean surges. If the flood was serious enough to evacuate residents, cause structural damage, or downed powerlines, do not enter your home without permission from state or local authorities. Make sure the gas and electric utilities are shut off before entering.

The remediation and cleanup efforts after a flood depend on the extent of water damage and how quickly an area can be dried out. It may be difficult or impossible to dry out an area within 24 to 48 hours and this may result in mold growth in one or several areas of a home.

FLOOD CLEANUP STEPS

Wear Personal Protective Equipment:

- Wear waterproof boots, waterproof or water-resistant clothing, long sleeves, and pants.
- Use protective gloves such as non-latex, vinyl, nitrile, or rubber.
- Use an N-95 respirator or mask. A respirator or mask must be worn in accordance with manufacturer's guidelines. The Occupational Safety and Health Administration (OSHA) requires N-95 respirators to fit properly when used in an occupational setting.
- Use goggles that do not have ventilation holes. These holes could allow spores, contaminated flood water, debris, or chemicals into your eyes.

Remove standing water left in your home:

- Use caution and assume the flood water has been contaminated from potential sewage, chemicals, or other hazardous substances. Do not splash the water or get it into your eyes, nose, or mouth.
- Remove any dirt, debris, or items with visible mold. Discard porous building materials

such as gypsum wallboard, wooden trim/molding, and insulation that have been contaminated with mold, sewerage, or flood waters.

- Bleach and other cleaning chemicals are not effective until dirt and debris have been removed from the surface.
  - » Scrub hard non-porous surfaces throughout your home with soap or detergent and water.
  - » Clean surfaces and remove mold with an approved biocide. The application of biocide to moldy porous materials is not recommended, throw them out.
  - » If you use bleach, mix no more than 1 cup of laundry bleach in 1 gallon of water.
  - » Remember to ventilate the area and use Personal Protective Equipment.
- Once the visible mold has been removed, it's important to dry out the area quickly.

For additional guidance on how to stay safe after a flood, refer to:

- MA DPH's Storm Fact Sheet
- Homeowner's and Renter's Guide to Mold Cleanup After Disasters
- Centers for Disease Control and Prevention's Reduce your Exposure to Mold in your Home

RENTAL PROPERTY: HOUSING CODE INSPECTIONS AND ENFORCEMENT

All businesses have associated costs to run effectively. Rental property owners must plan and budget for costs associated for repairs and improvements to keep their rental property in a safe and sanitary condition. Good maintenance will save you money in the long-term and cultivate good landlord-tenant relationships. Set up annual inspections with occupants and respond to their concerns quickly and fairly.

The CSP encourages rental property owners and occupants to work together for issues like excess moisture control and mold. There are some things an occupant can do, like call you right away if there is a leak or use an exhaust fan regularly, and there are other controls that are the responsibility of the owner. In Massachusetts, towns have a code enforcement agency, sometimes known as the local Board of Health, the local Health Department or Authority, or the Inspectional Services Department that enforces the Housing Code. Occupants can call the code enforcement agency to inspect their home and enforce any identified violations of the Housing Code. Occupants can also exercise their legal rights, including rent-withholding, if your rental property has conditions deemed to endanger their health or safety. You can learn about these rights here.

DURING THE INSPECTION (105 CMR 410.620: CONDUCT OF INSPECTIONS)

The inspector will look inside and outside of the home for signs of excess moisture and attempt to determine the cause. The housing code contains several sections that require maintenance of the home's structure and equipment that, if not maintained, could be the cause of the excess moisture and mold growth. The inspector will not conduct environmental testing for mold, because there are no federal or state standards to determine what is and what is not a safe amount of mold. These test results will not determine the source of the moisture or provide insight on effective repairs and cleanup.

ORDERS TO CORRECT (105 CMR 410.640: TIMEFRAMES FOR CORRECTION OF VIOLATIONS)

If the inspector finds any of the equipment or structural elements of a residence need repair, the inspector will document the conditions on their inspection report and order you to 1) make the repairs or hire a contractor, if necessary, 2) clean up all debris, and 3) dry any areas that were exposed to water. The order will include how many days you have to make the repairs. The timeframes listed on the order begin on the day you received the order, not from the day of the inspection. A copy of the order and inspection report is also sent to the occupant. Before you begin repairs, you must give the occupants reasonable notice (48 hours unless there is an emergency). The occupants must allow you access to conduct repairs.

REINSPECTIONS (105 CMR 410.660)

When the work is done, you can call the inspector to come back and check your work. If the timeframe in the Order has passed, the inspector will return to reinspect and determine if the violations have been repaired, the areas have been cleaned, and dried. If the work has not been completed properly, the code enforcement agency may:

- Request you to attend a hearing to explain why the work is not done; or
- File a complaint against you in Housing Court to seek an order to complete the work.

HOUSING CODE SECTIONS RELATED TO EXCESS MOISTURE AND MOLD

410.100: **Kitchen Facilities** – must have nonabsorbent and easily cleanable surfaces, water-tight seals along walls and counter tops, and sinks properly maintained.

410.140: **Plumbing Connections** – every kitchen and bathroom sink, shower, bathtub, and toilet must be connected to a water distribution and drainage system in accordance with accepted standards.

410.160: **Heating Systems** – heating systems must be provided and maintained in good operating condition.

410.170: **Venting** – all devices that combust fuel, clothes dryer, and electric hoods for ranges must be vented to the outdoors, unless they are labeled ventless/ductless by the manufacturer.

410.220: **Natural and Mechanical Ventilation** – rooms must have mechanical or natural ventilation. A code enforcement agency can require mechanical ventilation if the natural ventilation is insufficient to remove excess moisture.

410.235: **Owner's Installation, Maintenance and Repair Responsibilities** – equipment must be installed properly and maintained free of leaks. After repairs are completed, the area must be properly cleaned, and areas exposed to moisture have been dried.

410.240: **Occupant's Installation and Maintenance Responsibilities** – occupant-provided equipment must be installed properly and maintained free of leaks. Facilities and appliances under an occupant's exclusive use must be maintained in a sanitary condition and used properly.

410.420: **Habitability Requirements** – no rooms or areas may be used for habitation if it is subject to excess moisture.

410.500: **Owner's Responsibility to Maintain Building and Structural Elements** – owners must maintain buildings that are free from excess moisture or the appearance of mold and watertight. In the event of floods or leaks, all surfaces must be dried within 48 hours.

410.510: **Occupant's Responsibility Regarding Building and Structural Elements** – occupants must exercise reasonable care in the use of the building.

410.530: **Weathertight Elements** – building and structural elements must be weathertight and all cracks and ensure spaces that are not a part of the HVAC system are properly sealed.

RESOURCES

COMMUNITY SANITATION PROGRAM (CSP)
MA Department of Public Health
250 Washington Street, Seventh Floor
Boston, MA 02108
617-624-5757
Community Sanitation Program

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)
epa.gov/mold

Centers for Disease Control and Prevention (CDC)
cdc.gov/mold

National Institute of Environmental Health Sciences (NIH)
niehs.nih.gov

Mayo Clinic
Mold allergy | mayoclinic.org

To find your local Board of Health:
Massachusetts Association of Health Boards
1-508-643-0234
mahb.org

Or contact your local Town Hall.