Preventing and Cleaning Mold Growth
Fact Sheet for Building Owners and Managers

Mold (mildew) is a fungus that can grow inside building on wet or damp surfaces. Mold can cause allergic reactions, trigger asthma attacks, or cause other health problems in some people.

Mold needs water or moisture to grow. Stop indoor mold growth by fixing leaks, drying damp or wet areas and controlling humidity. Before a clean-up, refer to the complete "Mold Guidelines" at nyc.gov/health.

PREVENT MOLD GROWTH
   Fix Water Problems Immediately
   - Correct water leaks.
   - Dry any and all water-damaged items or areas.

   Control Moisture Sources
   - In bathrooms without windows, check that bathroom fans or exhaust vents are working.
   - In bathrooms with windows, check that the window can be opened.
   - Use a dehumidifier to lower humidity levels in basements.

CHECK THE SIZE OF THE AREA WITH MOLD GROWTH AND WATER DAMAGE
   - Look for hidden mold and water damage
   - If the amount of mold observed covers a large area (more than 100 square feet), is in the HVAC system, or is difficult to get to, you may need professional help.
   - If there is less than 100 square feet of mold growth, trained building staff should be able to do the cleanup job.

FOLLOW THE PROPER STEPS TO CLEAN MOLD GROWTH
   - Tell people living or working in the building about the plan to clean the mold growth.
   - Tenants and others should leave the work area before cleaning begins.
   - Cover or remove difficult-to-clean surfaces or items (e.g. carpeting, electronics) from the work area before cleaning begins.
   - Use safety goggles, gloves, and a disposable respirator when removing mold growth.
   - Clean mold growth with soap or a detergent, and water.
   - Remove and throw away porous materials (e.g. ceiling tiles, insulation) with mold growth on them.
   - Dispose of any plastic sheeting, moldy materials, and used sponges or rags in sealed heavy-duty plastic bags.
   - Always fix water problems immediately. If the mold returns quickly or spreads, you may have an ongoing water problem.

   If more than 10 square feet of mold growth is present also:
   - Cover the floor in the work area with plastic sheeting.
   - Cover entry and exit pathways with plastic sheeting.
   - Seal any ventilation ducts with plastic sheeting.
   - Mop and/or HEPA-vacuum the work area and pathways.

CLEAN MOLD GROWTH WITH PROPER SUPPLIES
   - Soap or detergent
   - Disposable rags/sponges and scrub brush
   - Buckets
   - Heavy-duty plastic garbage bags
   - Protective gear (e.g. goggles, rubber gloves, N95 respirator)

FOR MORE INFORMATION
Visit our web site at **nyc.gov/health** for the complete "Mold Guidelines" or **call 311**.