



**State Board of Equalization
Generic Floor Remediation Protocol, Rev 1
450 N Street
Sacramento, California 95814**

Project No. 2372.02-572 SOW 1.0



Prepared for:
Department of General Services
707 3rd Street
West Sacramento, California 95605

Prepared by:

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State Board of Equalization Generic Floor Remediation Protocol

450 N Street, Sacramento, California

PROTOCOL BY: *LaCroix Davis LLC* DGS IH MONITOR: *TBD* BOE IH: *HygieneTech Inc*
 DGS PM: *Mike Moore* Remediation Contractor: *JLS Environmental, Inc.*

Note: *These are general protocols to be followed for the building as a whole. As the individual floors are investigated, there may be unique aspects to each that would fall outside this scope. As these special situations occur, the current protocol shall be amended in such a way as to properly accommodate the dynamic nature of the ongoing building investigation.*

DESCRIPTION	GENERIC REQUIREMENT
Defined Work Area	Identify areas to be investigated and/or remediated. Determined during the joint initial floor acceptance "walk around" with DGS and BOE.
Results of Microbial Investigation	<p>Areas that have been historically impacted* by water leaks or flooding shall be visually surveyed and tested (as needed) to determine the presence or absence of visible or suspect visible mold growth.</p> <ul style="list-style-type: none"> • Areas of suspect visible mold growth (based on both visual and historical evidence) will be sampled (using sampling methods such as tape lifts, bulk samples; and possibly destructive testing, if indicated) and confirmed by direct microscopic examination. • Additional investigation of "punch out" windows will be discussed and determined during the joint initial floor acceptance "walk around" with DGS and BOE. • In addition, for each floor, photographs generated during the 2005 McGinnis-Chen spandrel wall project will be reviewed by DGS' industrial hygienist to evaluate the need for any additional destructive testing of the building perimeter walls.
Personnel Training and Qualifications	<p>Only trained and qualified JLS personnel shall be allowed to enter "established" negative-pressure containments.</p> <p>Only trained and qualified project IH consulting personnel shall be allowed to enter "established" negative-pressure containments and must be accompanied by JLS personnel.</p>
Personal Protective Equipment (PPE) for entering established containments areas	<ul style="list-style-type: none"> • All JLS personnel performing mold removal or cleaning shall wear a full-face air-purifying respirator with HEPA cartridge; disposable protective clothing that covers head and feet; gloves. • Visiting personnel and consultant observers shall provide their own and wear, at minimum, a half-face air-purifying respirator with HEPA cartridge; disposable protective clothing that covers head and feet; gloves. • During the collection of clearance air samples, no respiratory protection is required; disposable protective clothing and gloves are still required.

Occupants/Tenants	<ul style="list-style-type: none"> • BOE staff personnel shall be interviewed and relocated prior to any cleaning or mold removal activities. • Regular elevator access to the floor shall be “locked out”; stairwell access doors alarmed; construction signage posted; and building occupants/tenants notified of current activities on the floor.
Work Area Preparation and/or Containment	<ul style="list-style-type: none"> • Any areas that may require additional investigation or remediation, outside of the building core area on a floor, may require isolation in containments equipped with exhaust equipment to provide a minimum negative air pressure of .02 inches water gauge. • Restrooms and any other core rooms designated for remediation shall be physically isolated with critical barriers/containments and equipped with ventilation exhaust equipment to provide a minimum negative air pressure of .02 inches water gauge.
Stained Gypsum Board Walls	<p>Any “suspect” liquid stains (i.e., has a history or other physical evidence of water-related problems) on the gypsum board walls will be sampled to confirm the presence or absence of VMG; surface samples are to be collected using Bio-Tape™ or similar method(s) at the discretion and consensus of the project industrial hygienists.</p>
Stained Fire-Proofing	<p>All “stained” fire proofing in areas that have been historically impacted by leaks or floods will be identified and sampled at locations showing the most critical staining. A bulk sample shall be collected from each stained area on the fire-proofing with an emphasis on collecting a sample from what appears to be the most severely impacted area of the fire-proofing.</p>
Areas With Visible Mold Growth (VMG)	<ul style="list-style-type: none"> • All areas of visible and suspect mold growth will be sampled and analyzed by direct microscopic examination.

<p>Work and Egress Areas</p>	<ul style="list-style-type: none"> • HEPA vacuum work area and egress path. • Clean areas with a damp cloth and/or mop and/or detergent solution. <hr/> <ul style="list-style-type: none"> • When limited room does not allow the construction of an entry containment, no cleaning or removal work may commence until a HEPA vacuum and large garbage bags are placed inside the containment. • Each person exiting such a containment shall be required to step into a large garbage bag; HEPA vacuum the exterior of their protective suits; roll the protective clothing off of their body and into the garbage bag; roll their gloves off into the garbage bag; and then seal their respirator in a plastic bag for later cleaning.
<p>Drying Areas</p>	<p>In general, work areas should be left dry and visually clear of contamination and debris. Some contamination and debris may remain during intermediate stopping points in the removal and cleaning process.</p>
<p>Air Monitoring</p>	<ul style="list-style-type: none"> • During removal: no air monitoring is required unless a release episode occurs that could impact other occupied areas within the building. • However, at discretion of the project industrial hygienists, random air sampling may be periodically performed to demonstrate the efficacy of control measures and work practices.

Clearance	<ul style="list-style-type: none"> • Any work areas or containments that have been established, but mold growth is not visually present, shall not require air scrubbing prior to the collection of air clearance.
	<ul style="list-style-type: none"> • Work area to be cleared should be dry and visually clear of contamination and debris as determined by the project industrial hygienists. • Each area that is cleaned shall require a minimum of 24-hours of air scrubbing. • Two (2) outside air samples (one outside the containment, but on the same floor; one at ground level) prior to collection of inside containment samples. • The number of inside air samples shall be determined by the size of the containment and at the discretion and consensus of the project industrial hygienists; as few as one (1) and no more than five (5). • Two (2) outside air samples after collection of inside samples (one outside the containment, but on the same floor; one at ground level on opposite side of the building where initial outside sample was collected). • Criteria for successful air sample clearance: <ul style="list-style-type: none"> ○ Quantitative spore counts collected inside containment are less than those observed in outside samples. ○ Similar in rank order and distribution ○ Air sample does not contain specific spores of concern that were identified during initial identification of VMG.
	<ul style="list-style-type: none"> • Criteria for successful surface sample clearance: <ul style="list-style-type: none"> ○ No VMG based on direct microscopic examination. ○ Surface sample does not contain specific spores of concern that were identified during initial identification of VMG.
De minimis Quantities	<ul style="list-style-type: none"> • Any confirmed quantity of VMG to be removed shall be done so under isolation containment.

Other information:	
Encapsulant	Foster® Full Defense™ (40-25) or Foster® 40-50™ Mold Resistant Coating
Clearance Laboratory	Environmental Microbiology Lab, West Sacramento (or San Bruno), California
Historically Impacted*	Flood and water damage history is based on a review of historical records and interviews of both BOE and DGS personnel that have worked in the building.