



**mould guidelines  
for the  
Canadian construction  
industry**

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## FOREWORD

Mould, or fungi, has existed on Earth since life first began, and results in the natural decomposition (recycling) of organic materials.

In the built environment, fungi and mould damages wood, wallboard and other materials and causes them to rot. The growth of fungi on materials in the built environment can affect human health, depending on the extent of growth, the length of exposure, and the health status of the exposed personnel. Because many regulatory agencies now consider mould growth a health hazard, there has been an increase in litigation, originally limited to the United States but now being seen in Canada, against those involved in the construction and maintenance of buildings. In the absence of national guidelines or legislative remedies, courts have been left to define the extent of contractors' and other parties' responsibility concerning mould growth and exposure.

In June 2002, the Canadian Construction Association created a Mould Task Force to develop national guidelines to assist contractors in minimizing the potential for mould growth, and instituting effective remediation practices. This document is the product of that work. These national guidelines provide useful information and step-by-step instructions in the following areas:

- Insurance Considerations;
- Minimizing of Moisture Intrusion;
- Proper Building Maintenance and Operation;
- Mould Assessment;
- Mould Remediation Protocols;
- Proper Disposal of Mouldy Materials; and
- Guidelines for Selecting Mould Remediation Contractors.

# **DISCLAIMER**

This guide incorporates technical data and other information relating to mould, which the Canadian Construction Association (CCA) received from third parties. This guide provides general information only. CCA does not warrant the accuracy of the information, and users of the guide rely upon the information at their own risk. CCA accepts no responsibility for any loss, damage, injury, or consequential damages to persons or property arising out of or connected with the use of this guide. Project construction, building systems, maintenance, and repairs are highly technical, and qualified and trained persons should assess risks and initiate action in accordance with the unique requirements of a project or situation, and in accordance with their own skills and professional judgement.

# CCA MOULD GUIDELINES

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