



IMPORTANT INFORMATION

regarding Florida's Lodging Laws



ATTENTION: Consumers and Lodging Licensees

Number: 2002-04 Date: 2002 October 05

SUBJECT: Mold Infestations and Information

Complaints regarding mold are probably the fastest growing category of grievance coming into the division. Additionally, the media is increasing the public's awareness of this problem leading to more complaints.

The division's statutory authority is limited to assuring that facilities are, according to Chapter 509.221(3), Florida Statutes, "...properly lighted, heated, cooled, and ventilated and shall be operated with strict regard to the health, comfort, and safety of the guests." Chapter 509.221(4) continues, "Each bedroom in a public lodging establishment shall have an opening to the outside of the building, air shafts, or courts sufficient to provide adequate ventilation. Where ventilation is provided mechanically, the system shall be capable of providing at least two air changers per hour in all areas served. Where windows provide ventilation, each room shall have at least one window opening directly to the outside."

Additionally, Florida Administrative Code Rule 61C-1.004(6), states, "All building structural components, attachments and fixtures shall be kept in good repair, clean and free of obstructions."

An acceptable way to deal with mold is to reduce the moisture problems and reduce moisture in the air. Prevent condensation, repair leaks, increase ventilation (if outdoor air is cold and dry), or dehumidify (if outdoor is warm and humid).

Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed.

Vent moisture-generating appliances, such as dryers, to the outside where possible.

Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible.

Perform regular building/HVAC inspections and maintenance as scheduled.

Clean and dry wet or damp spots immediately. Fix source(s) of moisture problems as soon as possible.

If you suspect you have a mold infestation consult a professional immediately. Serious financial and legal consequences may result from not properly addressing known problems.

A few resources you may wish to explore include the following:

American Conference of Governmental Industrial Hygienists - www.acgih.org

Bioaerosols: Assessment and Control, 1999 Edited by Janet Macher <http://www.acgih.org/store/ProductDetail.cfm?id=349>

American Industrial Hygiene Association (AIHA) (www.aiha.org)

Mold Introduction <http://www.aiha.org/governmentaffairs-pr/html/mold-intro.htm>

The Facts About Mold: For Everyone <http://www.aiha.org/governmentaffairs-pr/html/mold-consumer.htm>

The Facts About Mold: For the Professional <http://www.aiha.org/governmentaffairs-pr/html/mold-professional.htm>

The Facts About Mold: A Glossary <http://www.aiha.org/governmentaffairs-pr/html/mold-glossary.htm>

Report of Microbial Growth Taskforce, 2001 <http://www.aiha.org/Committees/documents/webmicrobial.pdf>

Building Science Corporation (www.buildingscience.com)

What You Need to Know About Mold http://www.buildingscience.com/resources/mold/mold_need_to_know.pdf

Mold: Causes, Health Effects and Cleanup http://www.buildingscience.com/resources/mold/mold_causes.pdf

Mold Testing http://www.buildingscience.com/resources/mold/mold_testing.pdf

National Apartment Association <http://www.naahq.org/Government/usatodaymoldmemo.aspx> or <http://www.naahq.org/Education/moldflyer.pdf>

National Center for Environmental Health (NCEH) (www.cdc.gov)

Molds in the Environment <http://www.cdc.gov/nceh/airpollution/mold/moldfacts.htm>

Questions and Answers on Stachybotrys chartarum and Other Molds <http://www.cdc.gov/nceh/airpollution/mold/stachy.htm>

State of the Science on Molds and Human Health <http://www.cdc.gov/nceh/airpollution/images/moldsci.pdf>

U.S. Army Center for Health Promotion and Preventive Medicine Mold Resources <http://chppm-www.apgea.army.mil/mold/>

U.S. Department of Health and Human Services (DHHS) Centers for Disease Control and Prevention (CDC) (www.cdc.gov)

U.S. Environmental Protection Agency (EPA) (www.epa.gov/iag)

Mold Resources <http://www.epa.gov/iag/molds/moldresources.html>

Mold Remediation in Schools and Commercial Buildings http://www.epa.gov/iag/molds/mold_remediation.html

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