



Public Health
Prevent. Promote. Protect.

Greenfield Health Department

Fact Sheet

Mold



Owners

If you are the owner or landlord of a property there are certain steps you can take in order to prevent mold from becoming a problem.

The first step is to have an ongoing relationship with your tenants. Maintain good communications and be proactive in responding to any concerns. Provide the tenants with clear guidelines for reporting problems and seeking solutions.

The second step is to understand your responsibilities in preventing mold. Please refer to Massachusetts DPH: 105 CMR 410.000 State Sanitary Code Chapter II, Minimum Standards of Fitness for Human Habitation, section 410.500, for complete regulations.

The following is a list of potential problem areas that when addressed will help to minimize mold growth:

1. Inspect all appliances and faucets regularly including; drip pans, cooling coils under or behind refrigerators, and air filters.
2. Complete repairs to roofs, gutters, windows and foundation cracks in a timely manner.
3. Do not install carpet in bathrooms.
4. Do not install carpets directly on poorly ventilated concrete floors.
5. Install exhaust fans in bathrooms and kitchens.
6. Ventilate attics and crawl spaces. (Keep relative humidity below 50%)
7. Use dehumidifiers in basements. (Be sure to follow instructions on proper use and maintenance)
8. Vent clothes dryers to the outside.
9. After flooding, all carpets should be thoroughly cleaned and dried or replaced.

For more information please visit any of the websites listed below

1. **The US Environmental Protection Agencies website at:**
<http://www.epa.gov/mold/moldguide.html> or http://www.epa.gov/iaq/largebldgs/pdf_files/appenc.pdf
2. **The Centers for Disease Control (CDC) website:**
<http://www.cdc.gov/mold>
3. **The Greenfield Health Department website:**
http://www.townofgreenfield.org/Pages/GreenfieldMA_Health/index

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