

GUIDE TO LOCAL LAW 55 OF 2018 **INDOOR MOLD HAZARD WORK PRACTICES**

VIOLATIONS ISSUED AFTER JANUARY 19TH, 2019

If your multiple dwelling has 10 or more units AND a “Class B” or “Class C” violation was issued, you are **required** to hire a New York State (NYS) licensed mold assessment company and a NYS licensed mold remediation company. The safe work practices in §27-2017.9 of Local Law 55 and 28 RCNY §54-04 must be followed when assessing and correcting **any** mold hazard(s) and underlying defects (such as moisture or leak conditions).

To find licensed mold contractors in your area, visit <https://www.labor.ny.gov/> and use the available Licensed Mold Contractors Search Tool.

Safe Work Practice Requirements

- Seal ventilation ducts/grills and other openings in the work area with plastic sheeting;
- Isolate the work area with plastic sheeting and covering egress pathways;
- Clean or gently mist surfaces with a dilute soap or detergent solution prior to removal;
- Using HEPA vacuum-shrouded tools or a vacuum equipped with a HEPA filter at the point of dust generation;
- Clean mold with soap or detergent and water;
- Remove and discard materials that cannot be cleaned properly;
- Properly remove and discard plastic sheeting, cleaning implements, and contaminated materials in sealed, heavy weight plastic bags;
- Clean any remaining visible dust from the work area using wet cleaning methods or HEPA vacuuming; and
- Leave the work area dry and visibly free from mold, dust, and debris.

Licensed mold contractors (both assessment and remediation contractors) must perform work in compliance with [Article 32 of New York State Labor Law](#). In addition, in accordance with Local Law 61 of 2018, the mold remediation contractor must file a Mold Remediation Notification Form with the New York City Department of Environmental Protection before the work begins while a mold assessment contractor must file a Mold Post-Remediation Assessment Form at the completion of the work. They must also provide you (the owner) with reports regarding the remediation work. For the list of documents that the contractors must supply to you, see the Certification of Correction that is part of this Notice of Violation.

In accordance with Local Law 55 of 2018, a “Class B” violation will be upgraded to a “Class C” violation if the mold hazard has not been certified as corrected within the certification time period and HPD has re-inspected the violation within seventy days of the certification period and the condition still exists or if the “Class B” violation is falsely certified.