

University Policy 9300

Microbial Growth Prevention, Reporting, and Remediation

Effective Date

May 30, 2025

Responsible Party

Public Health, (208) 426-1523 Facilities Operations and Maintenance, (208) 426-1409 Housing and Residence Life, (208) 447-1001

Scope and Audience

This policy applies to all University-owned, leased, or controlled property.

1. Policy Purpose

To ensure the health and safety of the University community by establishing guidelines and procedures for the prevention, reporting, and remediation of Microbial Growth in University-owned, leased, or controlled property.

2. Policy Statement

Boise State University is committed to maintaining a safe and healthy environment for its students, faculty, staff, and visitors. To mitigate health risks associated with Microbial Growth exposure, the University will take proactive measures to prevent, detect, and remediate Microbial Growth in all University-owned, leased, or controlled properties.

3. Definitions

3.1 Microbial Growth

The growth of fungi when there is high humidity or moisture, low sunlight, oxygen, the right temperature, and/or organic matter present.

4. Responsibilities

4.1 Public Health Office

Public Health is responsible for:

- Managing suspected Microbial Growth cases and ordering testing as needed.
- Communicating test results and recommended remediation activities.
- Serving as a subject matter expert for Microbial Growth concerns.

4.2 Facilities Operations and Maintenance/Housing and Residence Life

Facilities Operations and Maintenance and University Housing are responsible for:

- Conducting regular inspections and monitoring of University buildings to identify signs of Microbial Growth or moisture problems.
- Replacing filters in HVAC equipment based on factors such as manufacturer recommendations, best practices, preventative maintenance schedules, and pressure differentials used to determine when filters should be changed.
- Responding promptly to reports of Microbial Growth or water damage and conducting an initial inspection.
- Notifying the Public Health Office when an initial inspection may trigger a remediation effort or when testing is needed.
- Notifying Risk Management and Insurance immediately if water damage or flooding occurs, which could be deemed a recoverable loss.
- Ensuring that all remediation efforts comply with EPA, OSHA, and other required regulations.

5. Reporting

Employees and students should report any signs of Microbial Growth, moisture issues, water infiltration, or water damage immediately to:

Facilities Operations and Maintenance by completing a Work Order

or

Housing and Residence Life by completing a Work Order

6. Initial Inspection and Remediation

6.1 Initial Inspection and Testing

- a. Upon identifying or receiving a report of Microbial Growth, Facilities Operations and Maintenance or University Housing will promptly conduct an initial inspection to determine if Microbial Growth or moisture is present and will report the results of their inspection to Public Health to determine if further testing is needed. Only Public Health may authorize further testing from a contracted industrial hygiene consultant who will collect the samples and process them through an independent laboratory. Employees, departments, and students are prohibited from conducting their own testing or arranging for additional testing from vendors.
- b. Public Health will communicate the testing results to University Housing or Facilities Operations and Maintenance, and any other appropriate individuals, and will inform them of any needed remediation.

6.2 Remediation

- a. Small and easily remediated mildew, such as on shower caulking, may be repaired with no additional testing at the discretion of Public Health. Such work should be completed within three (3) business days from the initial inspection.
- b. In the event of a flood or large water leak upon initial inspection, an effort will be made to dry wet, porous materials (ceiling tiles, installed carpeting, upholstered furnishings, and wallboard) effectively within 48 hours to prevent Microbial Growth.
- c. Porous materials from which Microbial Growth cannot be adequately cleaned must be removed from buildings. The removal process of Microbial Growth-contaminated materials will vary depending on the location and extent of the Microbial Growth but will likely

require some level of isolation or containment. Larger areas with Microbial Growth contamination may require the evacuation of occupants and the involvement of trained abatement professionals.

- d. Remediation of more than ten (10) square feet of Microbial Growth-contaminated building materials must be performed by workers with Microbial Growth remediation training. Public Health may determine that remediation of smaller areas needs to be performed by workers trained in Microbial Growth remediation depending on the type of Microbial Growth present.
- e. Any remediation attempt must include long-term plans to maintain systems and prevent the recurrence of Microbial Growth. Such plans will address adequate repairs and preventive maintenance of the building structure, the HVAC, the plumbing, and any other building systems. Such plans will also include a means for a prompt response to recurring problems.

Revision History