



FROM	Name & Title	Steve Sharkey, Director 	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of General Services 800 Abel Wolman Municipal Building		
	Subject	City Council Bill 19-0148R (Resolution) Informational Hearing – Mold in Housing		

TO: The Honorable President and Members
of the City Council
c/o Natwana B. Austin
Mayor's Legislative Liaison to the City Council
400 City Hall

DATE: April 23, 2019

Re: City Council Bill 19-0148R (Resolution) – Informational Hearing – Mold in Housing

The Department of General Services reviewed City Council Bill 19-0148R - Informational Hearing – Mold in Housing for the purpose of inviting the Commissioner of the Department of Housing and Community Development, the Executive Director of the Housing Authority of Baltimore City, the Health Commissioner, and the Secretary of the Maryland Department of Health or his designee to appear before the City Council to discuss the potential dangers of mold in housing.

The Department of General Services supports the City Council's inquiry in mold in housing and supports their efforts to learn from agency leaders about its potential health impacts. DGS takes mold very seriously. We respond to all mold complaints rapidly as they have the potential to be a threat to safety, health, and property. Part of the role of the Department of General Services is to manage and maintain city-owned buildings which house the staff and operations of various city agencies. The department will occasionally receive a complaint or work order regarding mold in the workplace. We maintain, on staff, an environmental remediation team in our Facilities Maintenance Division to remedy these situations.

Mold spores exist naturally in outdoor and indoor air. The goal of DGS and its environmental remediation team is to create environments where mold cannot grow and thrive. Mold spores require moisture and a food source to grow. We recognize that mold is usually linked to a leak or wet conditions. DGS works to eliminate the source of the leak and to treat and remove any mold. Although there currently no specific mold regulations from the EPA or OSHA we use the EPA's recommendation for the remediation of mold. When the mold is more advanced, DGS uses outside contractors.

DGS prides itself on performing preventative measures to reduce the impacts and costs of foreseeable events or issues. In this vain, if the department were to anticipate the event of a severe leak or flood, DGS Facilities utilizes preventative actions developed by the EPA to prevent future mold growth in effected buildings.

Ideally, DGS would never receive a complaint for mold. In order to accomplish this ideal state, DGS works closely with our tenants who can help provide timely and proactive information about their workspace. If a tenant employee notices moisture, they should alert their Service Request

Liaison who will place a work request into DGS' Archibus system. This will alert our facilities maintenance staff to the potential leak prior to it becoming a conducive environment for mold growth.

Additionally, if any City employee feels that their health is at risk, we encourage them to reach out to the office of Occupational Safety in the Councilman Cummings Building. We will receive their complaint and work to remedy the situation.

When it comes specifically to mold in housing and the impacts on resident health, the department defers to the departments of Housing and Health, respectively. The department thanks the committee for the opportunity to weigh in on this important resolution.

SS:rpt

cc: Lauron Thomas