

# CO-OP CITY TIMES

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## Riverbay Safety Department Mold Program

The Riverbay Safety Department oversees the corporation's mold program throughout Co-op City. In the event a shareholder observes mold in an apartment, a call must be placed to the respective Cooperator Services Office (CSO) requesting a mold assessment which will be conducted by the Safety Department. Once an assessment is completed and it is determined that mold is present, an investigation will begin to determine the cause of the mold. When the cause of the mold is identified and corrected, then the Safety Department will schedule an appointment to remediate the visual mold in accordance with the regulations.

Shareholders should be aware that if the Safety department finds mold or mildew in an apartment during an assessment visit caused by the shareholder's actions, such as a dirty vent in the bathroom or a vent that has been covered or closed, the shareholder will be charged the fee for the assessment and remediation of mold/mildew in the apartment. The same applies to items placed on top of convectors that result in dirt and debris falling into the convector and blocking the drain pipes thereby contributing to floods in the apartment, or items blocking free flow of air in front of convectors such as furniture.

### Mold vs. Mildew

**Mildew:** Usually grows in a flat pattern and appears either powdery or fluffy. It can be easily identified as a patch of white, gray, or yellowish fungus that is lying on the surface of a moist area. Mildew usually turns black or brown over time. Mildew can grow on any organic matter such as wood, walls and wallpaper and is caused by humidity and moisture. During the winter months, when the heat goes full blast and the windows stay shut, mildew can flourish, and, as the weather warms up outside, humidity can also help the mildew process along.

**Mold:** Usually fuzzy or slimy in appearance. It appears as irregularly shaped spots that can have different colors. Oftentimes, surfaces that are covered in mold begin to rot. Most typical indoor air exposures to mold do not present a risk of adverse health effects. Molds can cause adverse effects by producing allergens (allergic reactions). In order to determine if mold is present, a visual inspection is necessary. On rare instances where a strong musty "odor" is detected, this may indicate the presence of mold. In order for mold to grow, the following are required – Moisture, correct temperature and a food source such as

plaster, wood, etc.

Please note: **RIVERBAY DOES NOT CLEAN MILDEW IN TUBS OR TILE.** Housekeeping is the responsibility of each individual shareholder.

### Mold/Mildew Prevention Tips for Shareholders

1. Look for condensation and wet spots. Clean up all water spills immediately
2. Prevent moisture by increasing surface temperature or reducing the moisture level (humidity) in the apartment
3. Keep convectors free from clogs
4. Do not store any items on top or against convectors. There must be at least 1 foot clearance
5. If your apartment does not have a bathroom fan, then make sure the bathroom window is left open a minimum of 1 inch
6. Ensure bathroom fan is operational.

Shareholders are responsible for keeping fans clean. Use a small baby bottle cleaner to clean out the louvers. DO NOT close louvers or cover the fan.

7. Install drip pan under each convector ( Aluminum lasagna pans)
8. Clean the top of the convector fins every month with Clorox wipes.
9. Use convectors for A/C during hot weather days.
10. During the non-summer months, leave some windows open to increase ventilation.
11. Keep the apartment clean. Clutter can fuel mold
12. Bathroom walls and tubs must be cleaned weekly. Use green cleaning products. To help prevent mildew build-up, use a daily shower spray (Clorox) after each use on tile and tubs.
13. Purchase a moisture absorber such as "DAMPRID." This will attract and capture moisture, plus it will eliminate musty odors and create fresher, cleaner air.
14. Fully extend your shower curtains open after each use so mildew does not grow in the damp folds of the curtain.
15. Purchase a dehumidifier to assist with removing excess moisture.

16. Purchase plants such as Areca Palm (indoor/outdoor air purifier). Plants are able to absorb toxins by moving these chemicals through to their roots and this includes minuscule mold spores that float through the air. **Do not place plants on top of your convectors.** This could lead to soil, dust and debris blocking your convector drain.

