

Proposal
St. James Museum Winnipeg
Disinfection and Cleaning of Basement Fungi

Scope: There is great variability in the surface textures available for Fungal growth in basement situations. The type of fungi, length of colony establishment and depth into the substrate of concrete, gypsum, paint or wood will affect the ability to eliminate the contamination. Chlorine is ineffective as Cl^- will react with bioburden (N^+ proteins) BioTEXT is effective against all EPA rated fungi on surfaces of glass, steel and vinyl with 3 minutes contact time. On other surfaces it is unknown, but contact is the key.

Method:

The following steps are recommended to maximize the potential for fungal elimination.

- Protection of eyes and respiratory tract are essential.
- High quality masks (0.2 μ pore size) are recommended
- Safety glasses with side shields are suggested.

- Step 1 is to Kill the Fungi and Bacteria Do not attempt to Clean.
- Spray all areas heavily with BioTEXT. Leave for 30 minutes.
- Repeat.
- Now the room should be safe to clean. Use BioTEXT
- Ensure that physical removal of all debris, paint flakes is complete.
- Spray all areas heavily with BioTEXT. Leave for 30 minutes.

- Grind or sand away areas with crevices or irregularities.
- Clean and wipe all surfaces
- Apply a 10% Phosphoric Acid solution to the dry surfaces (CLR type product)
- Wipe dry
- Spray all areas heavily with BioTEXT.
- Install a dehumidifier and run for 3 days

- Observe surfaces for evidence of regrowth.
- If there is growth, chances are that the project will be unsuccessful thus it will be necessary to remove the drywall, wood or the top inch or so of the concrete.
- After removal reapply the Phosphoric Acid.
- Let dry for one more day

- Apply an Epoxy type coating (two part catalyzed) to all surfaces and flooring
- Let harden for one day.
- Apply a second coat of the Epoxy and Let harden for two days.

- The room should now be safe

Dean Swift Biolennia Laboratories, 1-800-870-7787