

IICRC Standards

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S520: Professional Mold Remediation

- Chair: Jim Pearson; Vice Chair: Scott Armour
- Revision work is ongoing

THE NEWLY REVISED ANSI/IICRC S520

ANSI/IICRC S520 YOUR KEY TO **WORKING SMART** IN MOLD **REMEDiation**

ANSI/IICRC S520-2015
STANDARD FOR PROFESSIONAL MOLD REMEDIATION
Third Edition

ANSI
IICRC

Newly updated, the ANSI/IICRC S520 is your key to best practices and solid science in mold remediation. Blending academic principles with practical experience, the revised standard includes input from some of the top remediation experts, microbiologists and other scientists, public health professionals, industrial hygienists, cleaning and restoration training schools and trade associations. A new reference guide, the R520, is available as well.

If you work with mold, the S520 is your key to working smartly, safely and effectively.

To purchase a copy of the new ANSI/IICRC S520 Standard and the new IICRC R520 Reference Guide, visit the IICRC Standards Subscription website at <http://publications.iicrc.org> or the IICRC webstore at <http://webstore.iicrc.org>.



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Who is the Standard for?

- Those involved in the mold remediation industry, primarily mold remediation companies and workers
- IEPs (Indoor Environmental Professionals) and others investigating mold complaints, preparing remediation specifications, protocols or procedures, and managing remediation projects
- Other materially interested parties (e.g., consumers, occupants, property owners and managers, insurance professionals, government and regulatory bodies)

The **S520** is the **Standard of Care**

Standard of care - *Practices that are common to reasonably prudent members of the trade who are recognized in the industry as qualified and competent.*

It is **NOT**...

- A **best practice** or a method / technique that has consistently shown results superior to those achieved with other means, and that is used as a benchmark.
- **State of the art** – which refers to the highest level of general development, as of a device, technique, or scientific field achieved at a particular time.

The **S520** is a **Procedural Standard**

- Establishes industry guidelines based on sound scientific and technical principals, industry information, and practical experience
- It is a voluntary Standard lacking the force of law or regulation
- Intended to provide information about the remediation of mold contaminated structures, systems, and contents
- Provides the principles and foundation for understanding proper remediation practices

The **S520** is **NOT**...

- Designed to teach remediation nor to be a substitute for remediation training & certification programs
- Intended to be exhaustive or inclusive of all requirements, methods or procedures

#1

Does not establish procedures or criteria for assessing mold contamination in an indoor environment

Professional Judgment

“This Standard and Reference Guide is not intended to be either exhaustive or inclusive...

“Restorers should use professional judgment throughout each and every project. However, the use of professional judgment is not a license to not comply with this standard. A project might have unique circumstances that may infrequently allow for a **deviation** from the standard.

“Prior to deviation from the standard of care (i.e., “shall” or “should”) the restorer should **document** the circumstances that led to such a decision, **notify** the materially interested parties, and in the absence of a timely objection, **document the communication** before proceeding.”

Primary Changes in 3rd Edition S520

Slide 1

- Reference Guide separated from Standard for ANSI review
- Documents are more streamlined for user convenience
- Inclusion of international measurements and information making the Standard more acceptable world wide and compliant with Global Harmonization System (GHS) requirements
- Enhanced rules for Negative Pressure Containments used in sensitive environments
- Lead based paint and coatings clarified to reflect EPA RRP program
- Temperature extremes, either hot or cold, should not be used as an alternative to cleaning procedures and physical removal of mold contamination

Primary Changes in 3rd Edition S520

Slide 2

- Downgraded: Text related to misting is now less stringent
- Beefed up: Remediators should not mist or fog disinfectants or sanitizers in an attempt to kill mold in lieu of source removal
- Insurance information is updated to reflect pollution exclusions, adequate coverage for performing mold work and the addition of recommending professional liability coverage if rendering opinions

#2 It is recommended that an HVAC system not be used for dehumidification or drying during a mold remediation project

- All references and definitions were updated

Primary Changes in 3rd Edition S520

Slide 3

#3

Remediators may perform Post Remediation Evaluation (PRE) and IEPs may perform Post Remediation Verification (PRV)

- If the IEP conducting assessment or PRV is not independent from the remediator, they **should** disclose in writing to the client that they are deviating from the Standard.
- If the IEP conducting any activity such as assessment or post-remediation verification is not independent from the remediator, they **should** disclose this “complexity” in writing to the client that they are deviating from the Standard
- If the project involves post remediation verification by an IEP, it **should** be conducted prior to application of coatings: including resurfacers, repair coatings, or HVAC sealants