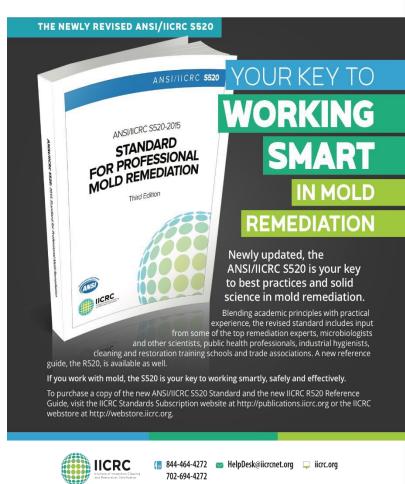
IICRC Standards

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S520: Professional Mold Remediation

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





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 <u>professional judgment</u> throughout each and every project. However, the use of professional judgment is <u>not a license to not comply</u> 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."

- 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 EPARRP program
- Temperature extremes, either <u>hot or cold, should not be used</u> as an alternative to cleaning procedures and physical removal of mold contamination

- 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 <u>pollution exclusions</u>, adequate coverage for performing mold work and the addition of recommending <u>professional liability coverage</u> 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

- Remediators <u>may</u> perform Post Remediation Evaluation (PRE) and IEPs <u>may</u> perform Post Remediation Verification (PRV)
 - If the IEP conducting assessment or PRV is not independent from the remediator, they should <u>disclose in writing to the</u> <u>client</u> 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** <u>disclose</u> this "complexity" <u>in writing</u> 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