

# What The Training Covers



## **Instructor / Course Developer:**

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FLA Lic Mold Assessor and Mold Remediator;  
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# INTRODUCTION





# National Association of Environmentally Responsible Mold Contractors

## **Instructor / Course/ EXAM Developer:**

Gary Rosen, PhD;

Pres. National Association of Environmentally Responsible Mold Contractors.

FLA Lic Building Contractor; FLA Lic Mold Assessor and Mold Remediator

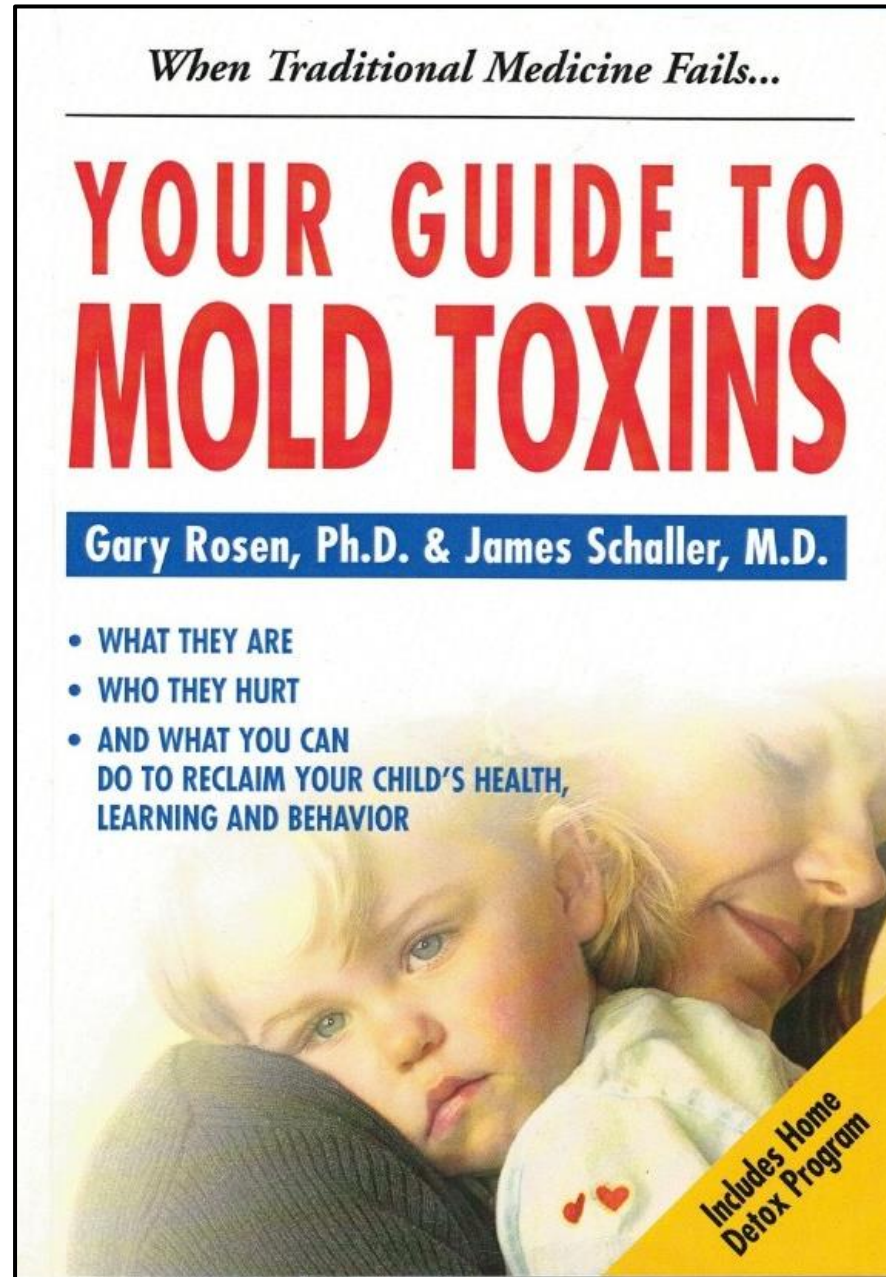
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# Author of *Your Guide To Mold Toxins*



## Florida Mold Licensing



NAERMC (National Association of Environmentally Responsible Mold Contractors) training and exam are approved by the State of Florida for both Initial Mold Assessor & Mold Remediator licensing.



Exam: 2 hour online, open book. Passing is 70%.



If you need to retake the Exam, you may do so at no additional charge (one retake only) to be scheduled at a future training date.

## Two Training Options

- 2-Day Classroom: With this option there is in class, live training, with an Exam Review followed by the 2-hour Exam on Day 2.
- 1-Day Classroom/Zoom: With this option, training is downloaded and taken at home, any-time. The 1-Day Classroom/Zoom consists only of an extensive Exam Review followed by the 2-hour Exam.

# One Training Covers BOTH Assessment & Remediation

- Mold Assessors need to know remediation in order to write Mold Remediation protocols.
- Mold Remediators need to know Mold Assessment since they will often develop their own protocols/quotes without there being a 3rd party Assessor involved especially for Emergency Service work.





## One Exam. Covers Both Licenses



- A single exam covers initial Florida license requirements for both Mold Assessor and Mold Remediator.



- The state application fee (not included in the course fee) is \$230 per license, payable to DBPR.

Florida Department of  
**Business &  
Professional  
Regulation**

Approved  
Examination

# Coursework is Tailored for FLA. Focus On Green, Chemical-Free Remediation

- FLA Mold Law
- Mold Toxins and Mold Health
- Protocol Development/Report Writing
- Testing/Inspecting. Moisture Intrusion Detection
- Water/Mold Related Construction Defects
- Protecting the Assessor/Remediator From Liability
- Safety and Respiratory Protection
- Green Chemical-Free Remediation Procedures
- Standards of Practice
- Why Mold After Dry-out?

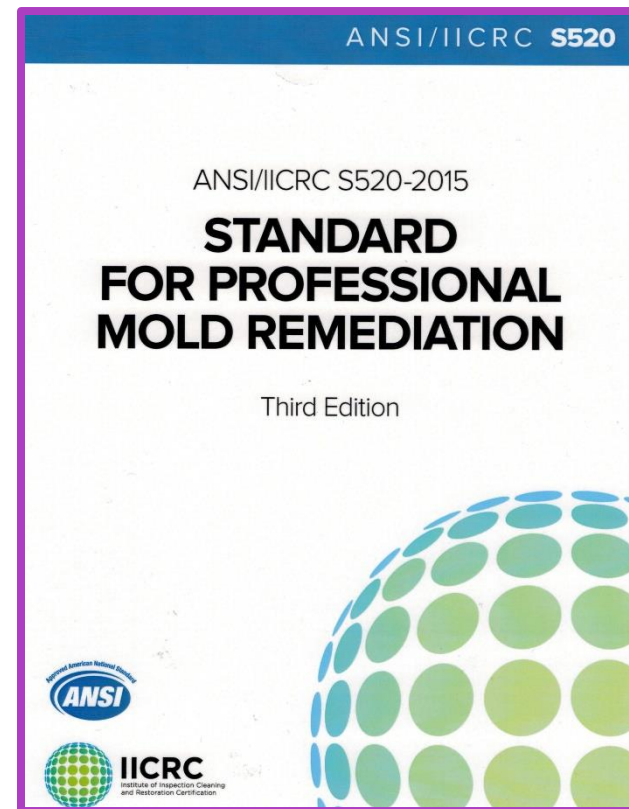
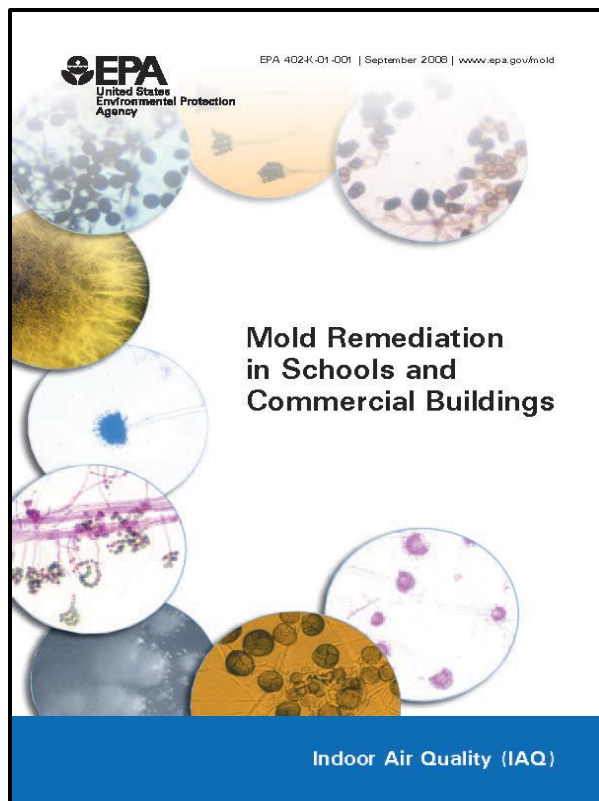
**Effective Sales Techniques for both  
Assessors and Remediations.**





# Standards of Practice

- We cover the two main standards/ approaches to Mold Assessment / Remediation.
  - EPA/OSHA (Federal Guidelines)
  - IICRC S520-2015 (Institute of Inspection, Cleaning and Restoration Certification)



## Coursework Focuses on Making \$\$

- Mold assessment/remediation are competitive businesses, especially now with the newly mandated caps on Emergency Services.
- Focus is on the Practical Aspects of Mold Assessment and Remediation.
- How to make money and stay out of trouble.



### National Association of Environmentally Responsible Mold Contractors

- Upon successful completion of the FLA Mold License training, the student will also receive NAERMC credentials. These credentials NEVER expire.
- These NAERMC credential have no renewal fees or continuing education requirements as with the FLA License which has a 2-year renewal cycle.

# NAERMC Certifications = Permanent





## CEHI

- Upon successful Completion of the training (passing FLA License Exam), the Home Inspector will receive the following additional Certification:



# FLA MOLD LAW



# FLA Mold Law Ch 468.841: Assessment Definition

(3) “Mold assessment” means a process performed by a mold assessor that includes the **physical sampling** and detailed evaluation of data obtained from a building history and inspection to formulate an initial hypothesis about the origin, identity, location, and extent of amplification of mold growth of greater than 10 square feet.

- A Mold Remediator may not perform their own initial mold **Assessment** as defined above.
- But can the Mold Remediator perform an initial mold **Inspection** (with no initial testing/physical sampling) to determine the scope of work? YES.
- Or does there first have to be an independent Mold Assessment/Protocol. NO.





## FLA Mold Law Ch 468.8411

(3) “Mold assessment” means a process performed by a mold assessor that includes the physical sampling and detailed evaluation of data obtained from a building history and inspection to formulate an initial hypothesis about the origin, identity, location, and extent of amplification of mold growth of greater than **10 square feet**.

- A Mold Remediator can ALWAYS perform their own Post Remediation Testing as there is always < 10 sq ft of mold after remediation and therefore no applicable FLA Mold Law.
- Even if there is a 3rd party Assessor that will perform Post Remediation Testing, Remediators will ALWAYS want to take a few samples of their own to make sure all is well, before ... calling for the 3rd party inspection.
- While Remediators can always do their own Post Remediation testing legally per FLA Mold Law without an Assessor license, to protect themselves from liability concerns, Remediators should ALWAYS be licensed and insured for such Post Remediation testing.

## Mold Remediation Includes Preventive Activities

(5) "Mold remediation" means the removal, cleaning, sanitizing, demolition, or other treatment, including **preventive activities**, of mold or mold-contaminated matter of mold or mold-contaminated matter of greater than 10 square feet ...

- Mold remediation as defined by FLA Mold Law is more than mold removal, it encompasses **preventive activities** that include applying sanitizers (biocides), cleaning; and/or drying.
- As there is almost always > 10 square feet of mold after a water loss, water damage mitigation is therefore generally illegal mold remediation unless performed by a licensed Mold Remediator.
- **Rarely enforced but should be.**



# Remediators Do Not Need Assessors for Protocols/ Initial Inspections



Keep in Mind: There are no Standards or FLA Mold Laws that require Mold Remediators to involve Mold Assessors as is the case in Texas and NY.



Mold Remediators can do their own initial “Inspections” (not Initial “Assessments”) and write their own Protocols ... their Remediation Quotes.



Remediators cannot take initial samples. How often is initial testing/ sampling actually required if there is > 10 sq ft of mold in order to determine if there is mold? Rarely if ever.





## Remediators Do Not Need Assessors for Post Remediation Verification

- There is nothing in FLA Mold Law that requires a Mold Remediator to ever use a Mold Assessor, either for:
  - Initial Assessment/ Protocol Development or
  - Post Remediation Verification Testing.
- Nevertheless, Mold Assessors can provide a valuable service in helping to identify the location of mold as well as provide assurance after remediation that the mold has been properly and completely remediated.
- **But these valuable services must be sold to both Homeowners, Realtors and/or Remediators.**
- We provide guidance / suggestions as to the best ways for Mold Assessors to make themselves indispensable and to make more \$\$.



# FOUR TYPES OF MOLD JOBS



# Four Types of Mold Jobs

One can categorize mold work into four main types of jobs:



Real Estate transactions.



Insurance (water damage/mold) claims.



General home/office mold inspections/ remediation.



Assessing/remediating homes of the highly mold sensitive





## Real Estate Transactions



For **R.E. transactions**, the mold is often covered up/hidden and often requires more testing and special techniques than does a general home or office mold job.



# Insurance Claims

For **Insurance Claims**, work has its own set of issues related to identifying:



The timing of the damage.



Long term? Or short term?



Covered loss or not?



Cause/origin of the loss?



Permanent damage or not?



Can drying restore to pre-loss condition?



# General Home/Office



For **General Home/Office**, these jobs are usually smaller/simpler than the Insurance Claim jobs ... below the insurance deductible.

- The mold is typically limited, and the work straightforward compared to R.E. or Insurance jobs.
- Protocols are often done by Remediator without Assessor involvement. The Remediator writes their Quote that includes a simple Statement of Work (Protocol.)
- FLA law does not require a remediator to use a mold assessor to provide a protocol or to do an initial inspection



# Super Sensitive Occupants

For **Super Sensitive Occupants** , standard air sampling will often miss the cause of irritation. Special assessment techniques are required.



We will only touch on these special assessment techniques in this course.

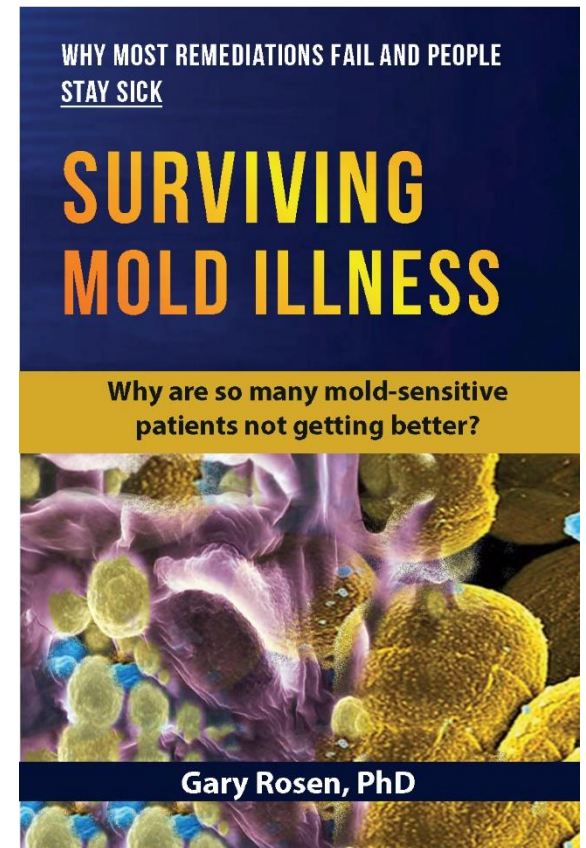


Many sick people are sick from issues not related to mold but will sue mold contractors for making them sick. When is it not about the \$\$?

We provide advice on how to protect yourself from liability in these situations.



More information can be found on Dr. Rosen's **[www.SurvivingMold.org](http://www.SurvivingMold.org)** web site.





A close-up, slightly blurred photograph of a person's hands holding a pen over a laptop keyboard. A notebook with handwritten notes is open on the laptop, and a cup of coffee is visible in the foreground. The image is overlaid with a dark blue semi-transparent banner.

# WRAP UP

# Confidently Inspect and/or Remediate

At the end of the training, you (Assessor and/or Remediator) will be able to confidently inspect/test for mold; write remediation protocols; and perform SAFE & SUCCESSFUL GREEN/ CHEMICAL-FREE mold remediation for:



Real Estate transactions.



Insurance (water damage/mold) claims.



General home/office mold inspections/ remediation.



As well as understand some of the complications when super-sensitive clients are involved.



CERTIFIED MOLD HYGIENIST



CERTIFIED REMEDIATION  
TECHNOLOGIST