

# What The Training Covers



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# INTRODUCTION



# 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.



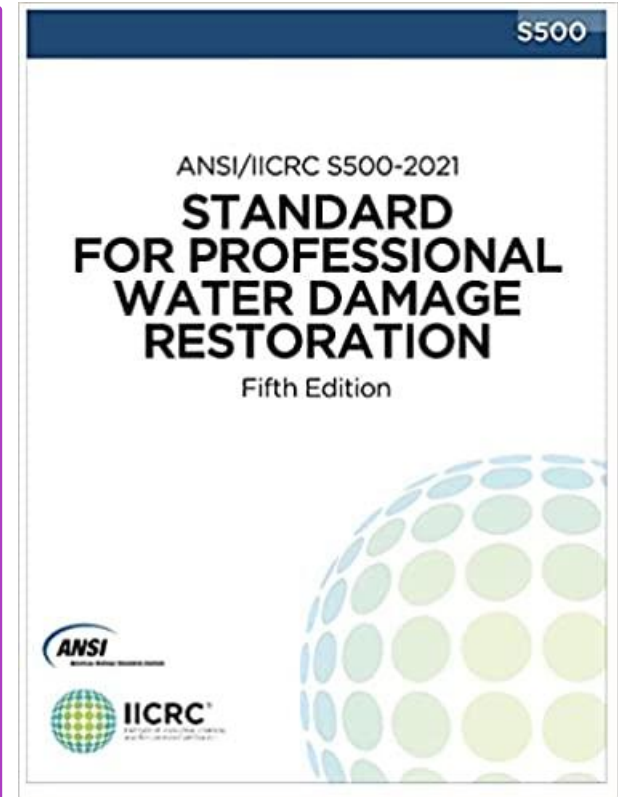
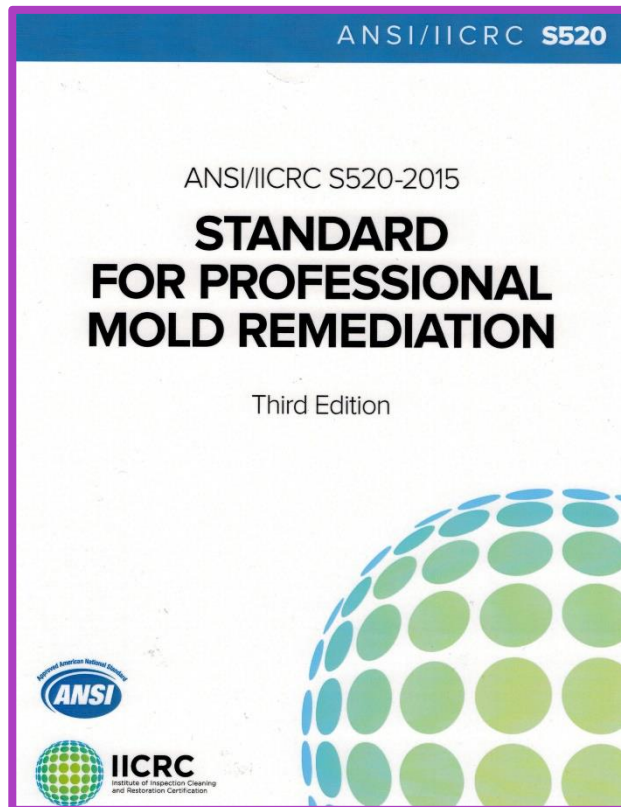
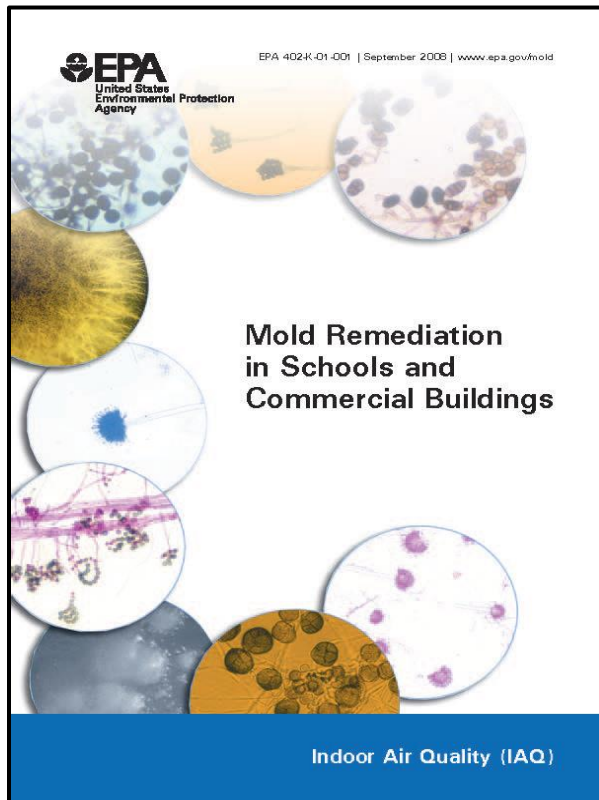
- The state application fee (not included in the course fee) is payable to DBPR.

Florida Department of  
**Business &  
Professional  
Regulation**

Approved  
Examination

# Standards of Practice

- We cover the main standards/ approaches to Mold & Water Damage Assessment and Remediation.
  - EPA/OSHA/HUD (Federal Guidelines).
  - IICRC S520-2015 Mold Remediation Standard (Institute of Inspection, Cleaning and Restoration Certification)
  - IICRC S500-2021 Water/Mold Damage Assessment & Restoration (Institute of Inspection, Cleaning and Restoration Certification)



# NAERMC Certifications = Permanent



# 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. Cannot do **initial Tests**.
- 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.
- Remediators do not need an Assessor involved with any aspect of their work.





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A Mold Assessment is defined to include:

- Origin
- Identity
- Location
- Extent
- When Mold Greater than 10 sq ft.

Does not say surface mold.

Cannot determine extent of hidden mold without an intrusive inspection.

**Rarely performed but often should be.**



(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 Verification (PRV) 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 PRV 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.
- **Caution:** 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 as a Mold Assessor if they will perform PRV 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 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/dry-out is therefore generally illegal mold remediation unless performed by a licensed Mold Remediator.
- **Rarely enforced but should be.**



# 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** greater than 10 square feet ...

- Mold remediation as defined by FLA Mold Law is more than mold removal, it encompasses **demolition** and **removal** of mold-contaminated materials.
- What this means is that if a Mold Assessor or Dry-Out Contractor performs an **Intrusive Inspection** where they remove baseboards or drywall when mold is > 10 sq ft, they must also be a licensed Mold Remediator or work with one.
- **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 ever 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. Can take PRV 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.
- Except for insurance work where they often want testing to prove that mold is mold.



## 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.**
- Our training includes guidance / suggestions as to the best ways for Mold Assessors to make themselves indispensable, to make more \$\$, and stay out of trouble.

# 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







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: Expensive Inspections to Answer:

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



The timing of the damage.



Long term? Or short term?



Pre-existing or not.



Cause/origin of the loss?



Permanent damage or not?



Can drying restore to pre-loss condition?





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 the Remediator without Assessor's involvement. The Remediator writes their Quote that includes a simple Statement of Work (Protocol.)
- As discussed, 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.



The most reliable measure of elevated levels of mold in a home when a mold sensitive person is involved is asking if they have allergy type symptoms in the home when they wake up but not when they are outside of the home. The problem is always in the ducting.



More information can be found on dealing with mold sensitive people on Dr. Rosen's [www.SurvivingMold.org](http://www.SurvivingMold.org) web site.

