AS-IICRC S520:2025

Australian STANDARD®

STANDARDS Australia

Standard for professional mould remediation (ANSI/IICRC S520:2024 (ED. 4.0) MOD)

AS-IICRC S520:2025

This Australian Standard® was prepared by ME-094, Mould and Water Restoration. It was approved on behalf of Standards Australia's Standards Development and Accreditation Committee on 5 November 2025.

This Standard was published on 28 November 2025.

The following are represented on Committee ME-094:

- Association of Wall and Ceiling Industries of Australia
- Australasian Concrete Repair and Remedial Building Association
- Australian College of Environmental Studies
- Australian Institute of Occupational Hygienists
- Australian Institute of Refrigeration Air Conditioning and Heating
- Australian Institute of Waterproofing
- Australian Timber Flooring Association
- Carpet Institute of Australia
- Consumers' Federation of Australia
- Facility Management Association of Australia
- Floor Covering Institute of Australia
- Housing Industry Association
- Indoor Air Quality Association Australia
- Institute of Inspection Cleaning and Restoration Certification
- Insurance Council of Australia
- International Sanitary Supply Association (ISSA)
- Master Builders Australia
- Restoration Industry Association Australasian Council
- Australian Resilient Flooring Association

This Standard was issued for comment as DR AS-IICRC S520:2025

Keeping Standards up-to-date

Ensure you have the latest versions of our publications and keep up-to-date about Amendments, Rulings, Withdrawals and new products by visiting:

www.standards.org.au

ISBN: 978 1 76175 474 6

Australian Standard®

Standard for professional mould remediation (ANSI/ IICRC S520:2024 (ED. 4.0) MOD)

First published as AS-IICRC S520:2025.

How to read this Standard

This page explains the meaning of the language and structure of this Standard.

Refer to Standards Australia's Standardisation Guide 006 for more details about drafting rules.

Australian and Australian/New Zealand Standards are voluntary unless they are referenced in legislation or called up in contracts.

Requirements

To conform to a Standard, all requirements in the Standard need to be met.

A requirement is any statement in the Standard which uses the word "shall".

Recommendations, permissions and possibilities

The following words are commonly used in Standards, but statements using them do not have to be followed to conform to the Standard:

(a) "should" means that something is recommended.

(b) "may" means that something is permitted.

(c) "can" means that something is possible.

Structure of Standards

A Standard always has the following parts:

(i) The Preface states who developed the Standard, what the Standard is aiming to do, and how it relates to other documents.

(ii) The Scope states what the Standard is about, what it covers and what it does not cover.

(iii) The Normative references clause lists other documents that are referenced in the Standard as part of requirements.

(iv) The Terms and definitions clause defines important terms to help with understanding the Standard.

A Standard may also include other parts, such as the following:

(1) A normative appendix sets additional requirements that need to be conformed to.

(2) An informative appendix provides additional information or guidance. They usually do not contain requirements. If an informative appendix does contain requirements, the Standard will explain when those requirements apply.

(3) A Bibliography lists documents referenced in the Standard but not as part of requirements.

Many Standards include notes. Notes provide recommendations and/or guidance only. They never contain requirements.

This Standard is a modified adoption of an International Standard. It makes changes to the international text.

The changes to the international text are listed in an appendix at the end of the Standard. This appendix is called Appendix ZZ.

To use this Standard in Australia/New Zealand, the changes in Appendix ZZ need to be followed.

Preface

This Standard was prepared by the Standards Australia Committee ME-094, Mould and Water Restoration.

The objective of this document is to outline the procedures to be followed and the precautions to be taken when performing mould remediation in residential, commercial and institutional buildings, and the systems and personal property contained within those structures.

This document is an adoption with national modifications and has been reproduced from ANSI/IICRC S520:2024, *Standard for Professional Mold Remediation*. The modifications are additional requirements and are set out in Appendix ZZ.

Appendix ZZ lists the modifications to ANSI/IICRC S520 for the application of this document in Australia.

This document is based on ANSI/IICRC S520, *Standard for Professional Mold Remediation*, Fourth Edition: 2024 (S520), as published by the Institute of Inspection, Cleaning and Restoration Certification (IICRC).

The IICRC expressly disclaims any liability and all express or implied warranties associated with the use of S520.

Australian or Australian/New Zealand Standards that are identical adoptions of international normative references may be used interchangeably. Refer to the online catalogue for information on specific Standards.

The terms “normative” and “informative” are used in Standards to define the application of the appendices or annexes to which they apply. A “normative” appendix or annex is an integral part of a Standard, whereas an “informative” appendix or annex is only for information and guidance.

Dis laimer

This edition of ANSI/IICRC S520 Standard for Professional Mold Remediation (the “Standard” or the “S520”), as published by the Institute of Inspection, Cleaning and Restoration Certification (IICRC), is intended to provide information about the remediation of mold-contaminated structures, systems, and contents and to assist individuals and entities working in the mold remediation industry in establishing and maintaining their professional competence. Users of the S520 must keep abreast of developments in the field of mold remediation, implement changes in technology and procedures as appropriate, and follow applicable federal, state, provincial, and local laws, and regulations. **urt ermore t e Standard is not intended to e eit er e austi e or in lusi e of all pertinent re uirements met ods or pro edures t at mi t e appropriate on a parti ular mold remediation pro e t. e information upon i t e S520 is ased is su e t to an e i ma in alidate an or all of t e information ontained in t e Standard.** Therefore, remediators must use their professional judgment throughout each and every project, as a project may have unique circumstances that require a deviation from the S520.

Prior to deviation from the standard of care (i.e., “*shall*” or “*should*”), as outlined in the Standard, the remediator *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.

The IICRC Does Not Independently Verify Information Contained in the S520.

The Standard was developed through a consensus standard development process, which brought together volunteers representing varied viewpoints and interests to achieve consensus on mold remediation issues. While the IICRC administers the process and establishes policies, procedures, and guidelines to promote fairness in the development of consensus, the IICRC does not independently test, evaluate, or verify the accuracy of any information or the soundness of any judgments contained in the S520.

The IICRC Expressly Disclaims Any Liability Associated with Use of the S520.

The IICRC, and all S520 consensus body members, contributors, and editorial consultants (collectively the “IICRC”) expressly disclaim, and *shall* not be liable for any and all damages of any nature whatsoever, whether direct or indirect, arising from or relating to the publication, use of or reliance on the information contained in the Standard, including without limitation, any and all special, incidental, compensatory, consequential, punitive, or other damages (including, but not limited to, damages for personal injury or bodily injury, property damage, loss of business, loss of profits, or litigation expenses), whether based upon breach of contract, breach of warranty, tort (including intentional acts, negligence or gross negligence), product liability, or otherwise, even if advised of the possibility of such damages. **e fore oin dis laimer of lia ilit is a fundamental ondition for t e use of t e S520 and t e Standard ould not e pu lis ed it out su limitations.**

The IICRC Disclaims All Express or Implied Warranties Associated with the S520.

While the information contained in the S520 is provided in good faith, the IICRC makes no representations, warranties, or guarantees as to the accuracy or completeness of any information contained in the Standard, or that the S520 will result in compliance with any applicable laws, rules, or regulations, or in the safe, satisfactory, or complete performance of a mold remediation project. **A ARRAN IES E RESS OR IM IED ARE DISC AIMED INC DIN I O IMI A ION AN AND A ARRAN IES CONCERNIN E ACC RAC OR COM E ENESS O E IN ORMA ION IN E S ANDARD I S I NESS OR A RO RIA ENESS OR A AR IC AR R OSE OR SE I S MERC AN A I I I S NON IN RIN EMEN O AN IN E EC A RO ER RI S OR AN O ER MA ER.**

In publishing the S520, the IICRC is not undertaking to render scientific, professional, medical, legal, or other advice or services for, or on behalf of, any person or entity, or to perform any duty owed by any person or entity to someone else. **Any and all use of or reliance upon the Standard is at the user's own dis retion and ris .** Anyone using the S520 *should* understand the limitations associated with the use of the Standard, and rely upon his or her own independent judgment, or as appropriate, seek the advice of a competent professional in determining the exercise of reasonable care in any given situation.

The IICRC Does not Enforce Use of the S520 or Certify Compliance with the S520.

The IICRC has no power, nor does it undertake to monitor or enforce compliance with the contents of the Standard. The IICRC does not list, certify, test, inspect, or verify service or product compliance with the S520, and the IICRC does not assume any responsibility for user compliance with any applicable laws and regulations. Any certification or other statement of compliance with the requirements of the Standard *shall* not be attributable to the IICRC and is solely the responsibility of the certifier or maker of the statement. The IICRC does not endorse proprietary products or methods.

The S520 is No Substitute for Training.

The S520 does not attempt to teach mold remediation procedures, but rather provides the principles and foundation for understanding proper restoration practices. The Standard is not a substitute for restoration training and certification programs that are necessary to attain competence in the field of mold remediation and proper application of the S520.

The Standard is not intended to establish procedures or criteria for assessing mold contamination in an indoor environment. These issues are most appropriately addressed by professional organizations and other relevant specialized experts.

The S520 does not specifically address the protocols and procedures for restoration when potentially hazardous, regulated materials are present or likely to be present in mold contaminated structures, systems, and contents. Such potentially hazardous, regulated materials include, but are not limited to asbestos, silica dust, lead, arsenic, mercury, polychlorinated biphenyls (PCBs), pesticides, fuels, solvents, radiological residues, and other chemical and biological contaminants.

Users of the S520 Must Be Aware of Potential Patent Rights.

Attention is drawn to the possibility that some of the elements of this document may be the subject of patent rights. The IICRC is not responsible for identifying any or all such patent rights.

Table of Contents

ANSI/IICRC S520 Standard for rofessional Mold Remediation

Foreword

Awareness of mold growth in buildings has continued to increase as more people discover that exposure to mold contamination can affect human health and trigger reactions in certain individuals. Since the beginning of time, humans have understood the purpose of mold in the environment. But today's built environment is suffering from a dilution of air ventilation and lack of moisture control, resulting in mold growth. Significant media focus and personal injury litigation have fueled increasing consumer concern.

Response by public and private organizations to mold concerns led to the publication of guidance documents that attempt to address mold remediation. They were written primarily for risk managers, building managers, occupational safety and health professionals, public health officials, and those making remediation decisions. The IICRC S520 Mold Remediation Consensus Body has considered existing documents such as New York City Department of Health (NYCDOH) guidelines; Environmental Protection Agency (EPA) guidelines; and National Institute of Environmental Health Sciences (NIEHS); Recognition, Evaluation, and Control of Indoor Mold (American Industrial Hygiene Association [AIHA] Green Book); ACGIH Bioaerosols: Assessment and Control; AIHA Field Guide for the Determination of Biological Contamination in Environmental Samples in the development of this Standard.

In 1994, the Institute of Inspection, Cleaning and Restoration Certification (IICRC) first published the *Standard and Reference Guide for Professional Water Damage Restoration* (S500, revised in 1999, 2006, 2015, and 2021), which describes procedures for water damage restoration of structures, systems, and contents. While the publication of the S500 was a significant step forward in the water damage restoration industry and it recognized the problem of microbial growth associated with water damage, it was not intended to provide specific guidance on the subject of mold remediation. The ANSI/IICRC S520 *Standard for Professional Mold Remediation* attempts to combine essential scientific principles with practical procedures for remediators facing mold remediation challenges.

The ANSI/IICRC S520 is a procedural Standard. However, the information herein does not preclude use in performance-based scopes of work for mold remediation. It is based on reliable remediation principles, review of available scientific and industry literature and information, and practical experience. In addition, there has been extensive consultation with, and information obtained from numerous other sources. These sources include, but are not limited to microbiologists and other scientists, government and public health professionals, industrial hygienists, international, national, and regional trade associations serving the professional mold remediation industry, chemical formulators and equipment manufacturers, cleaning and remediation training schools, remediation firms, the insurance industry, allied trades persons and others with specialized experience. This document is subject to further revision as developments occur in technology and procedures.

This document is written for use by those involved in the mold remediation industry, primarily for mold remediation companies and remediators, and secondarily, for others who investigate or assess mold complaints, prepare remediation specifications, protocols or procedures, and manage remediation projects, (e.g., Indoor Environmental Professionals [IEPs], and other specialized experts) and finally, for other potential Materially Interested Parties (MIPs) (e.g., consumers and occupants, property owners and managers, insurance company representatives, government, and regulatory bodies). The ANSI/IICRC S520 is a voluntary consensus-based Standard. Although attempts have been made to ensure that this Standard is technically consistent with knowledge about mold remediation at the date of its publication, there is no representation or guarantee that every issue and topic relevant to mold remediation has been thoroughly addressed. Users of this document should stay updated and informed about the rapid developments in the field of mold remediation, implement changes in technology and procedures, as appropriate, and follow applicable federal, state, provincial, and local laws, and regulations. All mold remediation projects are unique and in certain circumstances, common sense, experience, and professional judgment may justify deviation from this Standard. It is the responsibility of the remediator to verify on a case-by-case basis that application of this Standard is appropriate. When in doubt, apply caution and seek additional professional opinions. Users of this document assume all risks and liability resulting from the use of and reliance upon this Standard.

The Standard summarizes most of the significant and important procedures and methodologies of a mold remediation project. The S520 does not attempt to teach mold remediation procedures, but rather provides the principles and foundation for understanding proper remediation practices. The S520 is not a substitute for remediation training and certification programs that are necessary to attain competence in the field of mold remediation and to properly apply this Standard.

The ANSI/IICRC S520 is not intended to establish procedures or criteria for assessing mold contamination in an indoor environment. These issues are most appropriately addressed by professional organizations that represent IEPs. Since these professional organizations and government agencies have not agreed upon threshold exposure limits or levels of visible mold growth that constitute a concern for occupant and worker safety, the IICRC S520 Mold Remediation Consensus Body decided not to establish action levels or procedures based upon the quantity or size of the area of visible mold growth.

Remediators and other parties to the remediation process often request specific guidance regarding quantities of mold or mold spores that trigger remediation activities or confirm remediation success. Quantifying visible levels of mold growth alone is not feasible as an action level decision criterion, because it does not take into consideration hidden, concealed (i.e., not readily visible) mold growth or the density of such growth, and it does not take into consideration the contamination resulting from settled spores (not visible) that were dispersed from areas of actual growth.

Thus, ANSI/IICRC S520 represents a philosophical shift away from using “size” of visible mold growth to determine the remediation response. Instead, it establishes mold contamination definitions, (Conditions 1, 2, and 3) and guidance, which, when properly applied, can assist remediators and others in determining remediation response or confirm remediation success.

The term IEP is used in this document and in the remediation industry to generically describe individuals having advanced technical competency in a wide range of subjects related to mold in the built environment that qualify them to perform assessments and related professional services typically provided by an IEP, as defined in this document. Because there is such a broad array of skills encompassed within the description of an IEP, it is impossible to develop a single, meaningful course of study that would adequately address the advanced levels of knowledge an IEP should possess within their area of specialization. Therefore, the terms “indoor environmental professional” and “IEP” are used in this document and in the remediation industry as a description, and not as a title, designation, certification, trademark, or service mark. Consequently, there is no single license, designation, or certification that qualifies an IEP. The qualifications required for an IEP are often gained through years of formal study at the university level, specific training related to mold and the indoor environment, and years of on-the-job work experience, or a combination of these factors. Therefore, the IICRC does not offer or recognize a professional certification or designation for an IEP and prohibits the exclusive use or co-option of the terms “indoor environmental professional” and “IEP” in association with any one individual, entity, or organization, as such use would be contrary to the intent of this document. However, use of the terms “indoor environmental professional” and “IEP” as a generic description is permitted. Remediators and others who engage an IEP are advised to consider the individual’s knowledge, skill, education, training, and experience to best judge their ability, qualifications, and competence, as further explained in this document.

This Standard does not specifically address the protocols and procedures for remediation when potentially hazardous, regulated materials are present or likely to be present in mold-contaminated structures, systems, and contents. Such potentially hazardous, regulated materials include but are not limited to: asbestos, lead, arsenic, mercury, polychlorinated biphenyls (PCBs), pesticides, fuels, solvents, radiological residues, and other chemical and biological contaminants. This Standard also does not address water damage restoration; refer to the latest edition of ANSI/IICRC S500 *Standard for Professional Water Damage Restoration* for information related to water damage restoration.

The consensus drafting process of an ANSI-approved standard establishes a legally defensible position for the contractors following the protocols set forth in S520. The discussion on risk management and insurance

in this edition places more emphasis on contractors avoiding the common insurance coverage gaps for mold-related damages through the purchase of package insurance policies specifically tailored to the insurance needs of professional mold remediators. The need for professional liability coverage for the services performed under IICRC professional Standards is also emphasized.

Attention is drawn to the possibility that some of the elements of this document may be the subject of patent rights. The IICRC is not responsible for identifying any or all such patent rights.

The S520 is a living document subject to change as more information regarding mold contamination and remediation becomes available and as scientific developments occur and advancements are made in remediation technology and practice. The S520 will be reviewed, evaluated, and validated through application in the field, and thereafter revised and improved. This process and further professional and public review enable the industry to refine a body of mold remediation science and achieve the overall IICRC goal of improving the environments in which people live and work.

This 4th Edition of the ANSI/IICRC S520 Standard has benefited from intensive review and modification to better serve remediators and other interested parties. The Consensus Body has invested thousands of volunteer hours carefully reviewing and editing the document. With the understanding that the 3rd edition was essentially accurate, we reviewed every word and the intent of every phrase to determine its applicability to current understanding. We considered the respected opinion of prior Consensus Body members and blended in language more applicable to today's environment. This document hosts a variety of changes and improvements. Every Section was examined, revamped, and clarified as necessary. Some of the more significant changes are summarized below:

- Likely the most noteworthy discovery during this revision is learning most mold remediation firms are not correctly insured and do not know it. Their liability is exposed simply due to inadequate or no insurance coverage. This primarily results from a lack of knowledge on the insurance agent's part.
- Reworked, refined, enhanced, and technically expanded many of the Definitions in Section A, including:
    - Conditions 1, 2, and 3;
    - Added the term "airborne" to the definition of Condition 2;
    - Added "mycotoxins" and "ECM" to Condition 2 definition; and
    - Added "confirm with analytical methods" to Condition 2 definition.
- Identified the ability to remediate mycotoxins (and other components of Condition 2) by following this Standard.
- More emphasis was placed on discouraging remediators from spraying products on mold without first physically removing the mold and cleaning the surfaces.
- Less emphasis is placed on biocide use.
- The use of stain removers is cosmetic and can be used at the remediator's discretion only after complete source removal.
- Improvements were made in the importance and use of proper communications between the parties including deviations from the Standard of Care such as remediators "assuming Condition 2", and the IEP having a conflict of interest. All such deviations require written justification to Materially Interested Parties (MIPs).
- Improved the relationship and responsibilities between remediators and IEPs. For example, the criteria for meeting 3rd party PRV requirements must be shared and agreed upon by all MIPs,
- A firm clearance criterion for Post Remediation Evaluation (PRE) was established.
- Remediators may perform Post Remediation Evaluation (PRE) and IEPs may perform Post Remediation Verification (PRV).

Acknowledgements

IICRC Standards Committee:

IICRC Standards Chair Brandon Burton
CoreLogic, Inc.

IICRC Standards Vice Chair Darren Foote
Remediation Training & Consulting - LearnToRestore.com

IICRC Standards Vice Chair David Oakes
Oakes, LLC.

IICRC S100 Committee Chair Stephen Lewis
MilliCare Textile and Carpet Care

IICRC S100 Committee Vice Chair Norm Maia
MFT National Cleaning Services, Inc.

IICRC S220 Committee Chair Jessica Violand Bruno
Violand Flooring Inspections, Inc.

IICRC S220 Committee Vice Chair Andrew Campbell
DNA Floor Surgeons, Inc.

IICRC S230 Committee Chair Andrew Campbell
DNA Floor Surgeons, Inc.

IICRC S230 Committee Vice Chair Audrey Chapman
Aquafin, Inc.

IICRC S250 Committee Chair John Carter
Certified Inspections, Inc.

IICRC S250 Committee Vice Chair Mike Pailliotet
Mikey's Board/GreenGlides

IICRC S300 Committee Chair Ed Hobbs
Hobbs Ultra-Clean Service

IICRC S300 Committee Vice Chair Paul Pearce
Country House Carpet Care

IICRC S320 Committee Chair Charles Cassani
Restoration Management Company

IICRC S320 Committee Vice Chair Laurence Wymant
Unica Insurance, Inc.

IICRC S400 Committee Chair Perry Shimanoff
Management & Communication Consultants

IICRC S400 Committee Vice Chair Todd Stoneking
University of Utah

IICRC S410 Committee Chair Graham Dick

Genesis Restorations

IICRC S410 Committee Vice Chair Mark Drozdov
The Cooper Union University

IICRC S500 Committee Chair Chris Taylor
Aspire Centre

IICRC S500 Committee Vice Chair Brandon Burton
CoreLogic, Inc.

IICRC S520 Chair Jim Pearson
Mold Inspection Services, Inc.

IICRC S520 Vice Chair Scott Armour
Armour Applied Sciences, LLC.

IICRC S530 Committee Chair John Lapotaire
Indoor Air Quality Solutions

IICRC S530 Committee Vice Chair Jeremy Beagle
SDII Global

IICRC S540 Committee Chair David Oakes
Oakes, LLC.

IICRC S540 Committee Vice Chair Leslie Anderson
Paul Davis Restoration

IICRC S550 Committee Chair Howie Wolf
HW3 Group, LLC.

IICRC S550 Committee Vice Chair Mickey Lee
Mickey Lee Consulting, LLC.

IICRC S590 Committee Chair Tom Yacobellis
DUCTZ National

IICRC S590 Committee Vice Chair Josh Woolen
EGA Commissioning, LLC.

IICRC S700 Committee Chair Bran Lynch
BELFOR

IICRC S700 Committee Vice Chair John Pletcher
Restortech

IICRC S760 Committee Chair Brad Kovar
Safeguard EnviroGroup, Inc.

IICRC S760 Committee Vice Chair Patrick Moffett
Blue Sky Environmental Consulting, Inc.

IICRC S800 Committee Chair Mark Violand
Violand Flooring Inspections, Inc.

IICRC S800 Committee Vice Chair John Carter
CRS

IICRC S900 Committee Chair Richard Driscoll
Mayhem & Mishaps, Inc.

IICRC S900 Committee Vice Chair Paul Pritchard
Cleaning Systems Ltd.

IICRC Safety and Health Field Guide for Cleaners Chair Lee Senter
Dryit Company

IICRC Safety and Health Field Guide for Cleaners Vice Chair Ryan Tasovac
Leyden School District 212

IICRC Safety and Health Field Guide for Disaster Restoration Professionals Chair Lee Senter
Fresh and Clean

IICRC Safety and Health Field Guide for Disaster Restoration Professionals Vice Chair Jim Thompson
Jim Thompson & Co., LLC.

IICRC S520 CONSENS S OD MEM ERS

IICRC S520 Consensus Body Chair
Jim Pearson
Mold Inspection Services, Inc.

IICRC S520 Consensus Body Vice Chair
Scott Armour
Armour Applied Sciences, LLC.

IICRC S520 Consensus od Mem ers

IICRC S520 Consensus Body Member
Graham Dick
Genesis Restorations Ltd.

IICRC S520 Consensus Body Member
Tom Flood
Wegetthemoldout.com

IICRC S520 Consensus Body Member
Brad Harr
Summit Environmental Inc.

IICRC S520 Consensus Body Member
Craig Herrmann
Mold Eliminators

IICRC S520 Consensus Body Member
Bert Hyman
Princeton Enterprises, LLC.

IICRC S520 Consensus Body Member
Brad Kovar
Safeguard EnviroGroup, Inc.

IICRC S520 Consensus Body Member
Mike McGuinness, CIH, ABIH-IEQ, CIAQP
R.K. Occupational & Environmental Analysis, Inc.

IICRC S520 Consensus Body Member
Cole Stanton
Coletrain Consulting, LLC.

IICRC S520 Consensus Body Member
Mehmet Ucar
Quantum Restoration Services Pty Ltd.

IICRC S520 Consensus Body Member
Josh Woolen
EGA Commissioning LLC.

Spe ial Contri utors

David Dybdahl
American Risk Management Resources

Tom Harkless
Puroclean of West Bloomfield/Commerce

Patrick Hartshorn
Advance Look Building Inspections and Environmental Testing

Connie Morbach
Sanit-Air, Inc.

Greg Weatherman
AerobioLogical Solutions, Inc.

IICRC Chair, Board of Directors
Carey Vermeulen
Indoor Air Management Canada, Ltd.

IICRC First Vice President, Executive Committee
Joe Dobbins
IICRC Certifications

IICRC Standards Director
Mili Washington, IICRC

IICRC Standards Coordinator
Cheryl Smith, IICRC

Editor
Patricia L. Harman
Andrews, Logan & Harman, LLC

IICRC Legal Counsel
Jerimy Kirschner
Jerimy Kirschner & Associates PLLC

Important Definitions

Throughout this document, the terms "*shall*," "*should*," and "recommend" are used to compare and contrast the different levels of importance attached to certain practices and procedures. *Should* and *Shall* have been italicized to illustrate the specific definition throughout this document.

***shall*:** When the term *shall* is used in this document, it means that the practice or procedure is mandatory due to natural law or regulatory requirements, including occupational, public health, and other relevant laws, rules, or regulations, and is therefore a component of the accepted "standard of care" to be followed. **o furt er indi ate en t is term is used in t is do ument t at it arries t is spe ifi definition it as een itali i ed**.

***should*:** When the term *should* is used in this document, it means that the practice or procedure is a component of the accepted "standard of care" to be followed, while not necessarily mandatory by regulatory requirements. **o furt er indi ate en t is term is used in t is do ument t at it arries t is spe ifi definition it as een itali i ed**.

re ommend(ed): When the term *recommend(ed)* is used in this document, it means that the practice or procedure is advised or suggested but is not a component of the accepted “standard of care” to be followed.

In addition, the terms “may” and “can” are also available to describe referenced practices or procedures, and are defined as follows:

ma : When the term *may* is used in this document, it signifies permission expressed by the document, and means that a referenced practice or procedure is permissible within the limits of this document, but is not a component of the accepted “standard of care” to be followed.

an: When the term *can* is used in this document, it signifies an ability or possibility open to a user of the document, and it means that a referenced practice or procedure is possible or capable of application but is not a component of the accepted “standard of care” to be followed.

For the practical purposes of this document, it was deemed appropriate to highlight and distinguish the critical remediation methods and procedures from the less critical, by characterizing the former as the perceived and recommended “standard of care.” The IICRC S520 Consensus Body interprets the “standard of care” to be: Practices that are common to reasonably prudent members of the trade who are recognized in the industry as qualified and competent. Notwithstanding the foregoing, this Standard is not intended to be either exhaustive or inclusive of all pertinent requirements, methods or procedures that might be appropriate on a particular mold remediation project.

ANSI/IICRC S520 Standard for rofessional Mold Remediation

A S ope urpose and Appli ation

A. S ope

This Standard describes the procedures to be followed and the precautions to be taken when performing mold remediation in residential, commercial, and institutional buildings, and the systems and personal property contents of those structures.

The Standard explains mold remediation techniques, the principles of which may apply to other microbial remediation projects or services. This Standard assumes that determining and correcting the underlying cause of mold contamination is the responsibility of a property owner, landlord, or their agent(s), and not the remediator, although a property owner may contract with a remediator or other professional to perform these services.

A.2 urpose

It is the purpose of this Standard to define the methodology to be used by remediators for establishing and implementing mold remediation procedures, in accordance with the principles in *Section 1: Principles of Mold Remediation*.

Because of the unique circumstances encountered in mold remediation projects, it is impractical to prescribe procedures that apply to every situation. In certain circumstances, deviation from portions of this Standard may be appropriate. Any deviation *should* be specified in writing with full disclosure to the client of the deviation, the rationale, and reference to the LCCC section. Carelessness is unacceptable, and common sense and professional judgment are to be exercised in all cases.

Among other things, S520 does not address *Histoplasma capsulatum*, *Cryptococcus neoformans,* hanta virus, animal-derived pathogens, or other highly infectious agents, including those from bird and bat droppings. Refer to the Centers for Disease Control (CDC) or the National Institute for Occupational Safety and Health (NIOSH) for appropriate decontamination procedures for these contaminants. See, for example, *Histoplasmosis, Protecting Workers at Risk,* National Institute for Occupational Safety and Health (NIOSH) and National Center for Infectious Diseases (NCID), U.S. Department of Health and Human Services, 2004.

In addition, this Standard does not specifically address the protocols and procedures for restoration, remediation, or abatement when potentially hazardous, regulated materials are present or likely to be present in water-damaged or contaminated structures, systems, and contents. Such potentially hazardous, regulated materials include but are not limited to asbestos, lead, respirable crystalline silica, arsenic, mercury, polychlorinated biphenyls (PCBs), pesticides, fuels, solvents, radiological residues, and other chemical and biological contaminants.

A. Appli ation

This Standard was written for use by those involved in the mold remediation industry, primarily for mold remediation companies and workers, and secondarily, for others who inspect or assess mold complaints, prepare remediation specifications, protocols, or procedures, and manage remediation projects (e.g., indoor environmental professionals or IEPs). Finally, this document is for other materially interested parties (e.g., consumers and occupants, property owners and managers, insurance company representatives, government, and regulatory bodies).