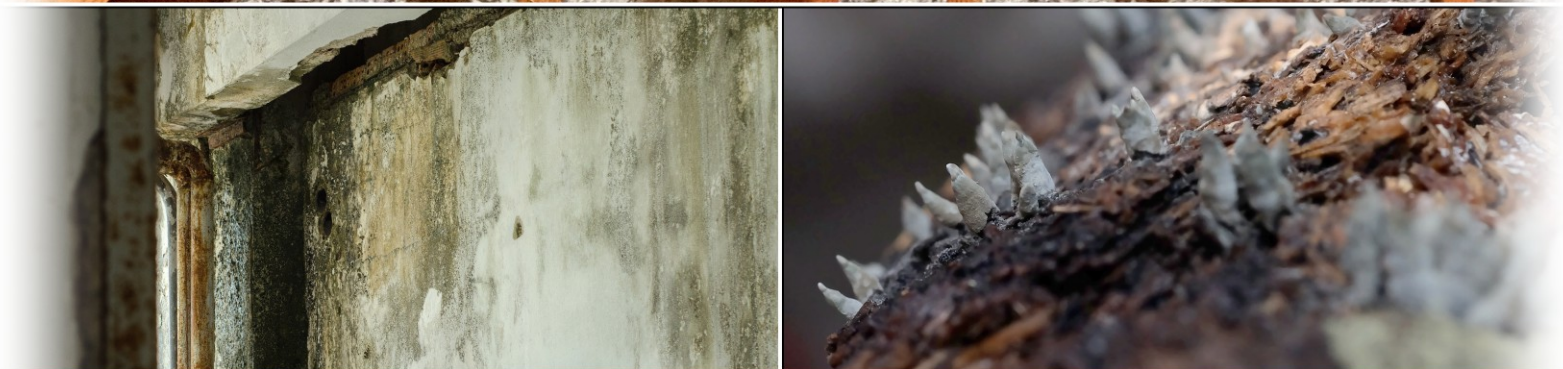


800.397.7914

ExpertEnv.com

Mold in New York State

Facts and Responsibilities



20 YEARS OF EXPERT LOCAL EXPERIENCE

Mold Assessment and Remediation in New York State



If I want to clean up mold, do I need to hire a mold professional?

No. Mold issues can often be fixed by the property owner. However, if you are sensitive to mold, not interested in cleaning up the mold or are not capable of cleaning the mold, you can hire mold professionals.

Does New York require a property owner to clean up mold when it is found?

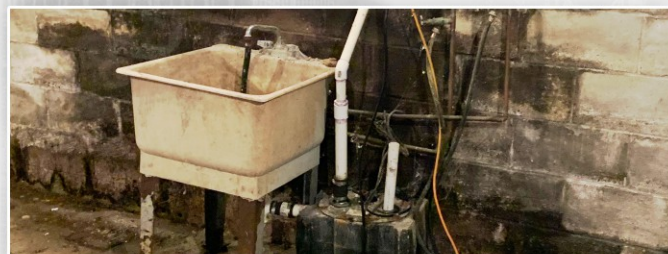
No, there is no cleanup requirement for property owners. However, if a property owner chooses to hire a mold professional, those professionals must follow the requirements of the law.

Note: Rental property owners must still provide clean and sanitary living conditions to their tenants.

How does the Department of Labor help with mold issues?

The Department of Labor makes sure that professionals who do mold assessments and remediation work have proper training, licenses and minimum work standards.

Every mold cleanup project performed by professionals must follow these steps: assessment, remediation (clean up), clearance. The law protects consumers by barring licensed mold companies and their employees from doing both the assessment and remediation on the same property. One mold company and their employees may do the initial and post-cleanup clearance assessments, but a different company and their employees must do the actual cleanup work.



Remediation

What does the Mold Remediation Contractor do?

The remediation contractor does the actual cleanup work. They must give you a mold remediation work plan. The work plan must fulfill all the requirements of the mold remediation plan developed through the assessment.

Hiring a Mold Professional

What should I know before hiring a mold professional?

As is true with all construction projects, the most important step is choosing your contractor. Contact more than one contractor for all work to be performed.

- For Mold Assessment: Make sure each contractor comes to the job site and bids on the same work. Before any work starts, you should have a clear understanding of the scope of work and the services the contractor will provide. You should understand and agree with the mold assessor's remediation plan for acceptable work scope and job clearance. This may include sampling, recommended use of biocides or other chemicals, replacement of materials, and criteria to demonstrate clearance after the cleanup.
- For Mold Remediation: The work plan must fulfill all the requirements of the mold remediation plan developed through the assessment. The work plan should also have specific instructions and/or standard operating procedures for how the contractor will perform the cleanup work.

Ask about the contractor's experience and references from previous clients. If you are not sure that the proposed work complies with local building code rules, contact the local building code office before allowing the contractor to start work.



What to Expect When You Hire a Mold Assessor and Mold Remediation Contractor

What are the main responsibilities of a Mold Assessor?

Have a valid Mold Assessor License from the New York State Department of Labor for the company and employees.

Perform the initial visual inspection and assessment of the property for mold growth. This may include the use of a moisture meter and, in rare cases, mold sampling.

Identify the underlying source of moisture causing the mold growth (when possible).

Educate the property owner on the Mold Law and mold in general.

Develop a Mold Remediation Plan. This plan will identify:

- The source of the moisture causing mold growth.
- How to remedy the moisture issue.
- The mold remediation methods to be used for cleanup.
- The criteria that must be met to consider the cleanup complete.

Perform a post-remediation assessment to confirm the remediation was successful.

Develop a written passed clearance report or final status report.

What are the main responsibilities of a Mold Remediation Contractor?

Have a valid Mold Remediation Contractor License from the Department of Labor for the company.

Ensure workers on projects have Mold Abatement Worker licenses from the Department of Labor.

Prepare a Mold Remediation Work Plan. This plan gives instructions and standard operating procedures for how they will do the cleanup work described in the Mold Remediation Plan. This plan may also include containment construction and other equipment necessary to prevent the spread of mold spores during the abatement.

The Mold Remediation Work Plan must be given to you **before** cleanup work starts.

Perform the physical removal, cleaning, sanitizing, surface disinfection or other work that is needed to clean up the mold, in accordance with general industry-accepted standards.

Note: Mold remediation contractors are not required to remedy the source of the moisture that caused the mold if they do not have the required expertise to do so.



When is a mold remediation project complete?

Once your Mold Remediation Contractor has done the work, the Mold Assessor must do a post-remediation assessment. The project is complete when the Mold Assessor issues a written passed clearance report that states:

- the work area is free from all visible mold.
- all work has been done according to the Mold Remediation Plan and Mold Remediation Work Plan.
- the clearance criteria listed in the Mold Remediation Plan was met.

If the cleanup work was not successful, the Mold Assessor will write a final status report listing what needs to be done to receive a passed clearance report. The final status report will be given to you and the Mold Remediation Contractor.

You should use the same Mold Assessor who wrote the Mold Remediation Plan to do the post-remediation assessment, but this is not required.

The Mold Remediation Contractor may not remove materials or dismantle containment structures until you get a passed clearance report.

Note: If you decide not to have a post-remediation assessment, the Mold Assessor and Mold Remediation Contractor should get documentation that you accept the work as is before they leave the property.



How can I verify that a Mold Assessor or Mold Remediation Contractor is licensed by NYSDOL?

Visit the Department of Labor's website and use the "Licensed Mold Contractors Search Tool" at: <https://www.labor.ny.gov/workerprotection/safetyhealth/mold/licensing.shtm>

How can I file a complaint if I do not believe the mold professionals followed this guidance?

Submit the "Mold Contractor Complaint Form" at: <https://www.labor.ny.gov/workerprotection/safetyhealth/mold/compliance.shtm>

Where do I go for more information?

New York State Department of Labor: <http://labor.ny.gov/mold>
New York City Department of Health and Mental Hygiene: <http://www1.nyc.gov/site/doh/health/health-topics/mold.page>
U.S. Environmental Protection Agency: <https://www.epa.gov/mold>

Where can I find more information on general industry accepted practices for mold remediation?

- New York City Department of Health and Mental Hygiene: <http://www1.nyc.gov/site/doh/health/health-topics/mold.page>
- New York State Department of Health: <https://www.health.ny.gov/publications/7287/>
- U.S. Environmental Protection Agency: <https://www.epa.gov/mold>
- Institute of Inspection, Cleaning and Restoration Certification: <http://www.iicrc.org/standards/iicrc-s520/>

How can I verify that a Mold Assessor or Mold Remediation Contractor is licensed by the Department of Labor?

Visit the Department of Labor's website and use the "Licensed Mold Contractors Search Tool" at: <https://www.labor.ny.gov/workerprotection/safetyhealth/mold/licensed-mold-contractors-search-tool.shtm>

How can I file a complaint if I do not believe the mold professionals followed this guidance?

Submit the "Mold Contractor Complaint Form" at: <https://www.labor.ny.gov/workerprotection/safetyhealth/mold/compliance.shtm>