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MAC vs. MRC

Texas is one of three states that has regulations when it comes to Mold Remediation. Most people tend to guess that New York and California are the other two states but interestingly enough, it is Florida and Louisiana who also have regulations when it comes to mold. In the late 90's Mold was all over the headlines in Texas. Most of that is due in part to a couple in Dripping Springs who sued their insurance carrier for \$100 million. The jury ended up awarding the couple \$32 million in damages after they concluded the carrier mishandled the couples insurance claim. It is safe to say that this settlement kicked off the Mold craze in Texas, and eventually lead to insurance carriers excluding mold coverage out of policies.

The state of Texas decided to set forth regulations when it comes to Mold Assessment and Remediation. In 2004 the Texas Department of State Health Services published the Texas Mold Assessment and Remediation Rules (TMARR) as a result of House Bill 329. These rules make it clear as to what the job and responsibilities are for the Mold Assessment Consultant and the Mold Remediation Contractor. Below are some of the regulations in order to give you an idea of how the Consultant and Contractor are different.

Mold Assessment Consultant (MAC)

- A MAC is a person who conducts a mold assessment and who is licensed by the State of Texas to produce a mold assessment report, mold protocol, and a mold management plan. The mold assessment report describes observations, sample results, measurements taken, and the physical condition of their observations. The mold protocol specifies the estimated quantities and locations of materials to be remediated and the proposed remediation methods and clearance criteria for each type of remediation in each area for a mold remediation project. The mold management plan is a document prepared by a MAC consultant for a client that provides guidance on how to prevent and control indoor mold growth at a location.

Mold Remediation Contractor (MRC)

- A MRC is a person who conducts mold remediation and who is licensed by the State of Texas to perform remediation work based on the mold remediation protocol produced by a licensed MAC. The MRC will provide the client with a mold remediation work plan which is a document that provides specific instructions and/or standard operating procedures for how a mold remediation project will be performed. In addition, any technicians working on a mold remediation project must be licensed by the State of Texas as a Mold Remediation Worker.

Once the remediation work has been completed the MRC will have to obtain "Clearance" from the MAC. For a remediation project to achieve clearance, a licensed MAC shall conduct a post-remediation assessment using visual, procedural, and analytical methods. If walk-in containment is used during remediation, the post-remediation assessment shall be conducted while the walk-in containment is in place. The post-remediation assessment shall determine whether: the work area is free from all visible mold and wood rot; and all work has been completed in compliance with the remediation protocol and remediation work plan and meets clearance criteria specified in the protocol. Also, post-remediation assessment shall, to the extent feasible, determine that the underlying cause of the mold has been remediated so that it is reasonably certain that the mold will not return from that remediated cause.

Hopefully you have a better understanding of the difference between an MAC and a MRC. If you have any questions on the Texas Mold Regulations or have a Mold Remediation project you need looked at, please call our office and we will be glad to discuss in further detail. Until next time my friends, be prepared and stay safe.

July 2017

Events

July 4: July 4th Office Closed`
 July 5: IFMA Luncheon
 July 12: AAFAME Luncheon
 July 13: IREM Luncheon
 July 20: Austin BOMA Luncheon
 July 28: CE Class

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|-----------------------------|-----------------------|---------------------|----------------|----------|
| | | | | | | 1 |
| 2 | 3 | 4 4th July Office Closed | 5 IFMA Luncheon | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 AAFAME Luncheon | 13 IREM Luncheon | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 Austin BOMA | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 CE Class | 29 |
| 30 | 31 | | | | | |

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