Unit of competency

Release 1	This version first released with CPP Property Services Training Package Release 15.0 NEWLY CREATED UNIT
Unit Code	CPPCLO4107
Unit Title	Remediate mould contaminated structures and contents
Application	This unit specifies the skills and knowledge required to identify the presence of mould that is contaminating the structures and contents of a building and apply the most appropriate remediation approaches to structure, fittings, furnishings and household contents. Mould requiring remediation occurs above normal levels in interrelated components of a building system. It applies to mould caused by roof leaks, leaky plumbing, blocked weep holes, vents and air ducts, leaking fittings on appliances, poor ventilation and indoor humidity control. The unit is informed by standards set by the Institute of Inspection, Cleaning and Restoration Certification (IICRC) and relevant Australian Standards and applies to experienced technicians responding to jobs in commercial and domestic sites. The unit includes working with the owner or manager of the premises or insurance company to identify and address the factors contributing to areas with above normal mould ecology and to select and apply appropriate remediation methods that may be undertaken on site or, where necessary, packed out and taken off site for remediation. This unit is suitable for cleaning industry personnel who use well-developed cognitive, technical and communication skills and a broad knowledge base to select and apply specialist methods, tools, materials and information in operational cleaning management contexts. They complete routine and non-routine activities and provide and transmit solutions to a variety of predictable and sometimes unpredictable problems. All work must be carried out in accordance with relevant state/territory legislation and regulations, including work health and safety (WHS), and codes of practice as well as organisational procedures. *No licensing, legislative or certification requirements apply to this unit at the time of publication.*
Prerequisite Unit	Nil
Competency Field	
Unit Sector	Cleaning
ELEMENTS	PERFORMANCE CRITERIA

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Elements describe the essential outcomes.		Performance criteria describe what needs to be done to demonstrate achievement of the element.	
1	Inspect and assess site for mould damage.	1.1	Clarify site access, areas to be restored and scope of work with building owner, client, insurer or supervisor.
		1.2	Select, check for fit and serviceability, and use personal protective equipment (PPE) according to WHS and job requirements.
		1.3	Determine normal mould levels expected for the site given the location, construction, age and type of building.
		1.4	Identify visible and invisible mould above normal levels and other potentially affected areas according to job requirements.
		1.5	Assess site hazards, risks and contamination and determine control measures, including containment and engineering controls required, according to WHS requirements.
		1.6	Investigate materials and construction of affected structure and contents to determine if disposal is required or restoration is viable.
		1.7	Seek specialist advice, where required, according to job, organisational and legislative requirements.
		1.8	Document condition of area to be restored and advise client, building owner or insurer of the results of the assessment, proposed remediation methods, risks and likely outcomes and seek approval to proceed according to organisational requirements.
2	Prepare to undertake mould remediation.	2.1	Determine remediation methods, equipment and sequence of tasks and potential restoration outcomes according to WHS and organisational requirements.
		2.2	Position safety signage, barriers, containment and engineering controls and confirm that area is safe to access and work in according to WHS and job requirements.
		2.3	Remove structural elements that may impede the remediation process according to work role, WHS and job requirements.
		2.4	Identify and dispose of surfaces and materials that are unable to be remediated according to organisational and WHS requirements.
3	Treat salvageable contents and structural surfaces.	3.1	Remove items to an off-site facility for treatment, where necessary, according to job and organisational requirements.
		3.2	Treat mould when cause has been removed according to organisational and WHS requirements.
		3.3	Clean and deodorise salvageable surfaces on site and in an off-site facility according to job, WHS and organisational requirements.
		3.4	Reduce invisible mould spores to minimise future mould breakouts by applying an approved disinfectant according to manufacturer instructions.

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4	Evaluate outcomes of mould remediation activities.	4.1	Determine the need for post-remediation testing and, if required, arrange testing according to industry accepted practice and organisational procedures.
		4.2	Determine further action or advice required based on evaluation or test results.
		4.3	Conduct repeat remediation, if needed, according to organisational and job requirements.
5	Complete work activities.	5.1	Record site remediation and seek independent verification or sign-off, as required, according to job and WHS requirements.
		5.2	Remove safety signage barriers, containment and engineering controls and dispose of soil and waste according to WHS and environmental requirements.
		5.3	Clean and/or dispose of PPE as required by organisational requirements.
		5.4	Check remediation equipment for faults, wear or damage and report according to organisational requirements.
		5.5	Store equipment and materials according to organisational requirements.
		5.6	Advise client of strategies to prevent future mould proliferation and contamination according to organisational requirements.

FOUNDATION SKILLS	Foundation skills essential to performance are explicit in the performance criteria of this unit of competency.
UNIT MAPPING INFORMATION	NEWLY CREATED UNIT
LINKS	The Companion Volume Implementation Guide for the CPP Property Services Training Package is available at: https://vetnet.education.gov.au/Pages/TrainingDocs.aspx?q=6f3f9672-30e8-4835-b348-205dfcf13d9b.

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Assessment Requirements

UNIT CODE AND TITLE	CPPCLO4107 Remediate mould contaminated structures and contents.
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PERFORMANCE EVIDENCE
To demonstrate competency, a candidate must meet the elements and performance criteria of this unit by:

- undertaking at least three of the following:
    - planning remediation of mould in a commercial building environment and recommending future prevention strategies
    - remediating visible mould in a domestic laundry, kitchen or bathroom
    - identifying and remediating invisible mould in an area affected by poor ventilation
    - planning the steps required to remove and remediate at least four different mould affected household items in an off-site treatment facility.

KNOWLEDGE EVIDENCE
To be competent in this unit, a candidate must demonstrate knowledge of:

- aspects of the following relevant to water damage and mould remediation:
    - work health and safety (WHS) requirements
    - Safe Work Australia regulations and guidelines
    - job safety analyses (JSAs) and safe work method statements (SWMS)
    - manufacturer instructions and safety data sheets (SDS)
    - IICRC S500 Standard for Water Damage Restoration or Australian equivalent
    - IICRC S520 Standard for Professional Mould Remediation or Australian equivalent
    - Environment Protection Authority (EPA) and local requirements for prescribed waste disposal
- personal and site security procedures and requirements:
    - site access - security cards, codes and keys
    - areas of the worksite not to be accessed
    - alarm activation and deactivation
    - maintaining client privacy and confidentiality
    - contingencies if personal safety at risk
- allergenic, pathogenic, toxigenic health impacts on susceptible groups - infants, the elderly and/or people with suppressed immune systems due to presence of mould contamination
- building system considerations relevant to mould remediation:
    - structural components - methods of construction and materials
    - heating, cooling and ventilation, including heating, ventilation and air conditioning (HVAC) systems
    - potential locations of not readily observable mould - behind and under plaster walls, ceilings, pipes, appliances, insulation, panelling, wallpaper, floors, flooring, carpet, cabinetry and interstitial spaces
- unintended consequential damage arising from event and mitigation
- conditions conducive to mould growth:
    - draft proofing measures in buildings
    - fast track construction methods
    - natural disasters

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    - poor ventilation
    - lack of humidity control
    - leaks
- characteristics, testing, risks and remediation methods for IICRC categories of mould:
    - condition 1 mould - normal mould ecology
    - condition 2 mould - high levels of microscopic mould
    - condition 3 mould - visible mould growth
- types of hazards and risks and ways to control:
    - types of personal protective equipment (PPE) and correct selection, care, use and disposal
    - slips, trips, falls and spills
    - manual-handling techniques when carrying, lifting, pushing and pulling
    - identification and safe practices with asbestos on site
    - correct use of signage, barriers, containment and engineering controls and PPE
    - safe use of electrical equipment
- cleaning principles:
    - cleaning agent, time, agitation and temperature
    - significance of pH value of cleaning agents
    - sequence and direction of cleaning
    - achieve results while doing no harm
- factors determining restorability:
    - type of mould and duration of exposure
    - material composition
    - cost of restoration
    - cost of replacement
    - sentimental, legal, artistic, cultural and historical value
    - potential secondary harm and waste created by restoration methods
- situations and procedure for seeking specialist advice:
    - work requiring insurance company approval
    - situations requiring waiver
    - specialised contents such as artwork
    - high value and irreplaceable items
- role, strengths and limitations of specialists who may provide advice:
    - Indoor Environmental Professional (IEP)
    - occupational hygienist
    - building professional
    - insurance representative
    - microbiologist
- strategies for remediation and prevention of proliferation of mould growth:
    - ventilation
    - structural drying
    - air conditioning
    - disinfection
- mould remediation methods and precautions for surface types:
    - porous
    - semi-porous
    - non-porous
- reasons and procedures for removal of items to off-site facility
- functions, features, safe operational practices, storage and maintenance of remediation equipment
- types of mould remediation agents - their purpose, action, correct use, precautions, safe handling, storage and disposal
- types, application and limitations of mould testing
- factors affecting mould testing results
- environmentally sustainable work practices and compliance with environmental

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regulations: o ways of minimising negative environmental impact o conserving energy and water o recycling o waste disposal of used materials and remediation agents o disposal of prescribed waste.	
ASSESSMENT CONDITIONS Assessors must satisfy the requirements for assessors contained in the Standards for Registered Training Organisations. Competency is to be assessed in the workplace or a simulated environment that accurately reflects performance in a real workplace setting where these skills and knowledge would be performed. Candidates must have access to:	
• client work order, instructions or service agreement • organisational documentation, policies and procedures.	
LINKS	The Companion Volume Implementation Guide for the CPP Property Services Training Package is available at: https://vetnet.education.gov.au/Pages/TrainingDocs.aspx?q=6f3f9672-30e8-4835-b348-205dfcf13d9b.

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