Texas Mold Remediation Protocol (MRP)

Engineered Work Specification • 16 TAC Ch. 78 • ANSI/IICRC S520-2024 • Statutory TDLR Containment & Clearance Criteria

REGULATED • 68 SQ FT

IMPACTED SCOPE	CONTAINMENT CLASS	FLOOD-CUT MARGIN	POST-WORK GATE
68 Sq Ft	**Full Poly**	**+24 Inches**	**Indep. PRV**
≥25 sq ft TDLR Regulated	-0.020 in.wc • ≥4 ACH HEPA	Past all visible/wet substrate	Form MDR-1 within 10 days

OWNER & PROPERTY IDENTIFICATION (FICTITIOUS SPECIMEN)

Property Owner	**Nora & Devon Whitaker**
Contact	whitaker@example.com • (555) 012-7740
Work Site Address	**812 Magnolia Ridge Dr, Sugar Land, TX 77479**
Assessment Ref	ENV-SPEC-MAR-2026-0809

REGULATORY MANDATE & PROTOCOL AUTHOR

Consulting Firm	**Envirogyn (SPECIMEN-MAC-0000)**
Licensed MAC	**Elena Vance, LMAC (SPECIMEN-MAC-0000)**
Contractor License	**TX Licensed MRC Required (Min 5-Day Notice)**
Remediation Window	3–5 Work Days + PRV Hold

SEC 01 Containment Architecture, Airflow & PPE Requirements

Control System	Mandatory Engineering Specification	Verification Metric	Statutory Basis
Full Polyethylene Barrier	Double-layer 6-mil fire-retardant poly sheeting (FR) taped floor-to-ceiling	Zero air bypass on smoke check	16 TAC § 78.100 / S520
3-Stage Airlock Chamber	Clean Room → Equipment Wash → Dirty Entry with weighted dual zipper flaps	Positive entry staging preserved	ANSI/IICRC S520
Negative Air Differential	Continuous ULPA/True-HEPA (99.97% @ 0.3 µm) air filtration device vented outdoors	**≤ -0.020 in. wc** • ≥ 4 ACH	Continuous Manometer
Worker Respiratory PPE	NIOSH-approved Half/Full-Face APR w/ P100 cartridges, Tyvek suit, nitrile gloves	Zero skin/inhalation exposure	29 CFR 1910.134
Zero-Biocide Policy	HEPA vacuum + wire-brush abrasion + damp-wipe cleaning ONLY; NO bleach/fogging	Clean bare wood ≤16% MC	EPA / S520 Clean Standard

ROOT MOISTURE CORRECTION PREREQUISITE: Plumbing/drain pan leaks serving the Primary Bath Vanity & Linen Alcove MUST be mechanically repaired by a licensed plumber prior to containment strike and final PRV clearance sampling.



MRP-SPEC Required 6-mil poly isolation barrier (-0.020 in.wc) isolating regulated 68 sq ft bath workspace.

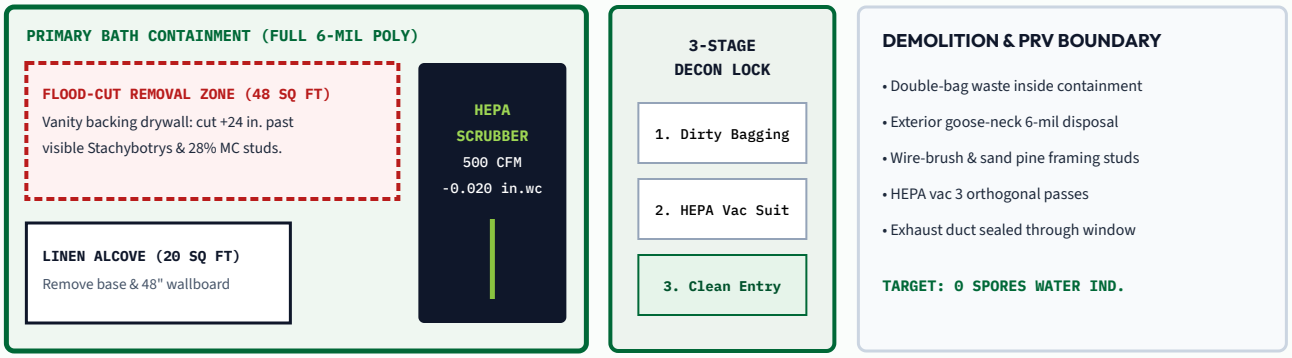


MRP-CLEAN Mechanical HEPA abrasion & vacuum capture sequence; liquid bleach/encapsulation masking prohibited.

REGULATORY THRESHOLD CHECK (16 TAC CH. 78): Because impacted substrate totals **68 contiguous sq ft** (≥25 sq ft threshold), Texas law mandates licensed MAC protocol design, a 5-day advance TDLR filing by a licensed MRC, and independent PRV clearance testing.

SEC 02 Containment Cut-Line & Negative Air Architectural Diagram

Engineering Containment & Flood-Cut Architectural Map — 812 Magnolia Ridge Dr (68 Sq Ft)



Critical Margin: Flood-cut line extends minimum 24 inches past stained/elevated gypsum boundaries Negative Air Continuous During PRV

SEC 03 Room-by-Room Work Methods & Material Disposition Table

Zone & Substrate	Qty	Mandatory Removal / Cleaning Action	Post-Work Verification Target
Bath Vanity Drywall & Fiberglass	48 sf	Controlled wet-mist, cut +24" past wet edge, double-bag 6-mil poly	100% contaminated gypsum removed
Structural Pine Studs & Sill Plates	16 lf	HEPA vac → mechanical wire-brush/sand → surfactant damp wipe → dry	Clean bare wood • **≤16% MC**
Linen Alcove Base & Lower Wall	20 sf	Remove swollen MDF base, 48" sheetrock, vacuum stud cavity sill	Zero trapped insulation/dust
Bath Exhaust Duct & Supply Grille	2 ea	Seal supply register before demo; clean grille w/ detergent & HEPA	Condition 1 cleanliness verified
Vanity Cabinet Toe-Kick & Flooring	1 ea	Detach toe-kick; HEPA vac subfloor & seal slab perimeter crevice	No standing moisture or biofilm

SEC 03B Work Sequencing & Waste Handling Controls

[01] HVAC Isolation: Seal return/supply registers serving Primary Bath with 6-mil poly before demolition begins.

[02] Goose-Neck Bagging: Wet-wipe and goose-neck seal every 6-mil waste bag inside Dirty Room prior to load-out.

[03] Dehumidification: Stage commercial LGR dehumidifier (<45% RH) inside cavity until studs reach ≤16.0% MC.

[04] PRV Scrub Down: Run HEPA scrubber min 12 hours after final HEPA vacuum pass prior to PRV appointment.

SEC 04 Pre-Demolition Statutory Safety Gate (Asbestos & Lead Paint)

PRE-DISTURBANCE COMPLIANCE GATE (TX DSHS 25 TAC 296 & EPA 40 CFR 745): Prior to mechanical cutting of drywall, joint compound, texture, or painted trim, the Remediation Contractor MUST verify asbestos-free status (built 1998 per client deed; commercial/pre-1978 structures require NESHAP asbestos PLM + EPA RRP lead verification prior to demolition).

SEC 05 Protocol Photographic Reference Standards (Containment & Mechanical Cleaning)



STD-01 Full-height 6-mil polyethylene barrier wall sealed floor-to-ceiling with tension poles and painter-safe framing tape.



STD-02 ANSI/IICRC S520 critical barrier isolation, zippered decon staging, and continuous negative air exhaust monitoring.



STD-03 Remediation technicians utilizing Tyvek coveralls, P100 respiratory protection, and HEPA filtration inside regulated enclosure.



STD-04 Mechanical wire-brushing and direct HEPA vacuum capture on framing members (biocide/bleach masking prohibited).

SEC 06 Mandatory PRV Passing Benchmarks & Clearance Gate

PRV Gate	Quantitative / Visual Acceptance Criterion	Method / Standard
1. Visual Cleanliness	Zero visible fungal growth, settled dust, wood staining residue, or biocide film	ANSI/IICRC S520 Visual Exam
2. Moisture Dry-Out	All exposed structural lumber & subflooring **≤ 16.0% Moisture Content**	Calibrated Pin Moisture Meter
3. Containment Hold	Containment & HEPA scrubber remain intact and active (≤ -0.020 in. wc) during PRV	Differential Manometer
4. Indoor Air Ecology	Indoor Total ≤ Outdoor Total; Zero elevated *Asp/Pen*; **0/m³ Stachybotrys/Chaetomium**	ASTM D7391-20 Air-O-Cell
5. Surface Bio-Tape (If Pulled)	Zero intact hyphae or active conidiophores remaining on treated pine framing	ASTM D7658-17 / D7910-14

SEC 07 TDI Notification, MDR-1 Timeline & Contractor Separation Rule

TEXAS STATUTORY NOTIFICATION RULE: Under 16 TAC § 78.130, the licensed Mold Remediation Contractor MUST submit a Mold Remediation Notification to TDLR at least **5 calendar days prior to start date** (unless emergency waiver filed). Within **10 days** after PRV clearance passes, the MRC must execute **TDI Form MDR-1** alongside Envirogyn's independent PRV report. Neither Envirogyn nor its affiliates may perform remediation contracting under this protocol.

Elena Vance, LMAC

Protocol Author & Assessment Consultant
Spec ID: SPECIMEN-MAC-0000 • Valid 12 Months from 2026-04-12

MRC Contractor Acceptance

Authorized Mold Remediation Contractor Signature
MRC License #: _____ • Start Date: _____