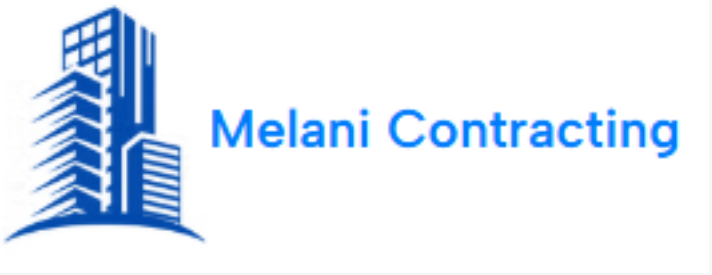
Melani General Contractor's NYS Mold Remediation License Helps Keep NYC Renovations Moving

Park Slope contractor coordinates licensed in-house mold remediation during active NYC renovation projects, reducing outside-contractor scheduling delays.



Melani Contracting Logo

BROOKLYN, NY, UNITED STATES, September 18, 2026 /EINPresswire.com/ -- Mold hiding behind walls, beneath flooring, and around aging plumbing can be a mid-project discovery in New York City renovation work. When regulated remediation is required, general contractors without the appropriate licensing may need to coordinate with a separately licensed remediation firm before construction resumes. That sequence can delay a project timeline and affect a budget that was already set.

Melani General Contractor, a Park Slope-headquartered firm with over 22 years of experience across all five NYC boroughs, holds an active New York State mold remediation contractor license (#25-64SK4-SHMO) in addition to its NYC Department of Buildings general contractor license (#626219) and EPA Lead-Safe certification (NAT-F277952-1). That combination of credentials allows the company to execute licensed mold remediation in-house during active renovation projects rather than halting work and coordinating with outside firms.

New York City's older housing stock can contain aging cast-iron plumbing, deteriorated waterproofing, and moisture damage behind finished surfaces. Mold can also remain hidden inside wall cavities, beneath bathtub surrounds, and around leaking waste stacks until a renovation crew opens those surfaces.

New York State regulates professional mold work through Article 32 of the Labor Law, which establishes a licensing framework for mold assessment and remediation. State requirements distinguish the assessment and remediation roles on the same project. An independent licensed mold assessor inspects the affected area, identifies the moisture source, and produces the written mold remediation plan before physical remediation begins.

"When we open a wall during a bathroom gut and find mold behind the tile backer, we do not

have to stop the project and wait for a remediation subcontractor to become available," said Mike Melani, Owner of Melani General Contractor in Brooklyn, NY. "We bring in the independent assessor, get the written work plan, and our crew handles the remediation under our own NYS license. The project keeps moving."

In New York City, Local Law 55 of 2018 adds requirements for property owners of buildings with three or more dwelling units to address indoor allergen conditions, including mold. Building owners, managers, and renovation teams should confirm the requirements that apply to the property and scope of work before remediation begins.

Mold licensing compliance remains an important consideration for property owners and renovation teams. For renovation projects in co-ops and condos, improper mold handling can also create complications with building management and alteration agreement compliance.

Melani General Contractor's mold remediation capability is particularly relevant in brownstone and pre-war apartment renovations. Brownstones can present mold risk factors that newer construction does not, including original plaster walls that trap moisture, cast-iron waste stacks that corrode from the inside out, aging brick exterior walls that lose their waterproofing seal over time, and cellar-level spaces with limited ventilation. When renovation crews begin demolition on these buildings, mold may be discovered behind surfaces that have not been opened in decades.

The company's approach to mold discovered during renovation follows a documented sequence. First, the affected area is isolated to prevent cross-contamination to other parts of the project. A separate, independently licensed NYS mold assessor then inspects the area and produces the required written mold remediation plan. Melani General Contractor's crew executes the remediation according to that plan under the company's own NYS mold remediation license. After remediation is complete, the independent assessor returns to perform post-remediation assessment followed by a written clearance report before renovation work resumes in the affected area.

This integrated workflow can reduce a scheduling gap that disrupts NYC renovation timelines. Rather than waiting for a remediation subcontractor to schedule, mobilize, complete the work, and pass clearance testing as a separate project, remediation can be coordinated within the existing renovation schedule. For property owners managing renovation budgets that already account for the complexities of NYC construction, avoiding a separate contractor mobilization can help keep a project on timeline.

Melani General Contractor operates from its Park Slope, Brooklyn headquarters and serves residential and commercial property owners throughout all five New York City boroughs. The company handles projects ranging from single-room bathroom updates to complete multi-floor brownstone gut renovations, with capabilities spanning general contracting, plumbing, electrical, finish carpentry, tile work, and painting.

Property owners and building managers planning renovation projects can contact Melani General Contractor at (718) 283-4154 or visit melanicontractingnyc.com to request a free estimate.

About Melani General Contractor

Melani General Contractor is a licensed general contracting firm headquartered in Park Slope, Brooklyn, serving all five New York City boroughs 24/7 every day. The company holds NYC DOB License #626219, EPA Lead-Safe Certification NAT-F277952-1, and NYS Mold Remediation Contractor License #25-64SK4-SHMO. More information is available at melanicontractingnyc.com.

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