

State of Connecticut  
GENERAL ASSEMBLY



PUBLIC HEALTH COMMITTEE  
LEGISLATIVE OFFICE BUILDING  
HARTFORD, CT 06106-1591

Mold Working Group

MEETING SUMMARY

Wednesday, November 15, 2023

10:00 AM in Room 1B of the LOB and Zoom and YouTube Live

Attendance: Rep. Steve Weir, Paul Januszewski, Daniel Keune, Tyron Harris, Harry Amadasun and Chris Eident

I. Convene Meeting

- Rep. Steve Weir convened the meeting at 10:03 AM and apologized for the cancellation of the previous two meetings.

II. Discussion:

- Review Scope of Legislation
  - Rep. Weir read the legislation on the record. He commented that based on previous discussion, it can be said that the polybutylene piping has the potential to be a contributing factor to mold growth if they are leaking and left unattended.
  - Paul Januszewski suggested adding this qualifier to the above "*polybutylene pipes installed between a certain time frame have the potential for leaks and creates a potential for mold growth*".
  - Rep. Weir agreed that a qualifier could be added when the recommendations are made.
  - Daniel Keune suggested adding a notation that polybutylene pipes were designed with a 30-year life expectancy, and that they are beyond their economic life.

- Paul Januszewski asked Daniel Keune if he came across any research that suggested the intended use of polybutylene pipes were for mobile units or manufactured homes which might have a 20–30-year life expectancy compared to a permanent structure.
- Daniel Keune responded that he didn't and added that most of the places with polybutylene pipes have already addressed it.
- Review of Meeting with Community Association Institute CT (CAICT)
  - Rep. Weir provided feedback from his meeting with CAICT:
    - 1) Including information about polybutylene pipes in the condominium document.
 

*CAICT believes this could cause undue alarm if someone is trying to sell their unit when they have no issue.*
    - 2) Adding a polybutylene question on the Property Inspection Disclosure Form to make buyers aware.
 

*CAICT pointed out that most buyers looking to purchase a condominium would not know what polybutylene pipes are and would not know to ask about it.*

After a lengthy discussion, a suggestion was made to add a question regarding polybutylene pipes to the Property Inspection Disclosure Form.

- Daniel Keune reminded the group that plumbing questions are already on the disclosure form. He expressed his concerns that most people will not know the difference between the pipes and therefore they will guess the answer.
- Rep. Weir explained the question is intended to make the buyer aware and know to ask the home inspector the question.
- Paul Januszewski asked if the intent is to ask condominium associations if they are aware of the existence of polybutylene pipes.
- Daniel Keune agreed it should be a question for the condominium association.
- Harry Amadasun suggested reinforcement of the disclosure requirement.
- Rep. Weir suggested inviting representatives from CAICT to attend a working group meeting.
- Tyron Harris asked the group to consider options to remedy the current situation.

- Harry Amadasun informed the meeting that the insurance carrier for Carriage Park Condominium is considering the installation of a water bug, and assessment of waterflow. He added that some owners do not want this issue to be widely known because if there is no remediation it will have an impact on their investment.
- Tyrone Harris echoed Harry's comments and asked if resources are available to address the current mold issue that owners are faced with.
- Daniel Keune referenced the conversation comparing the mold issue with that of the crumbling foundation and added, he would be surprised if there would be general support for the Legislature to provide economic support for this issue.
- Harry Amadasun asked if the Working Group could draft a standard disclosure form for condominium associations.
- Daniel Keune suggested a conversation with the insurance companies and condominium associations to understand what the insurance industry is looking for as a practical plan.
- Rep. Weir explained the comparison was to add something regarding the presence of polybutylene piping in homes built between 1978-1991.
- Harry Amadasun provided an overview of the current mold situation in Groton and stated they might be facing a public health crisis.
- Chris Eident informed the meeting that the situation at Branford Manor is based on water intrusion.
- Rep. Weir announced there will be no meeting on 11-22-23 and that he will try to get representatives from the Insurance Association of Connecticut and the Department of Insurance to attend the next meeting.

### III. Announcement of time and date of next meeting

- Next meeting will be on Wednesday 29, at 10:00 a.m. via Zoom.

### IV. Adjournment

- The meeting adjourned at 11:02 a.m.