

Resolution No. 2

Date: June 6, 2002

City: Washington, D.C.

NAHB Resolution

Title: Mold
Original Sponsor: Building Product Issues Committee

WHEREAS, the presence of mold in residential and commercial buildings and other indoor environments is generating a wave of litigation against builders, developers, contractors, remodelers, building owners, and property managers for personal injury and property damage, resulting in business disruption and financial burdens;

WHEREAS, home owners and tenants are fearful about mold in their homes due in large part to sensationalized media reports and opportunistic consumer groups and attorneys;

WHEREAS, various third parties claim that the mold problem is attributable to construction defects, building materials that increase the likelihood of mold growth, and airtight construction;

WHEREAS, insurance companies are denying coverage for mold-related claims and seeking exclusions for mold coverage, creating financial burdens for builders, multifamily property owners and property managers, and consumers;

WHEREAS, no federal or state mold remediation standards exist to determine when mold remediation is necessary, and no standards exist to govern when indoor environments are "safe," "healthy" or "clean" for occupancy;

WHEREAS, mold remediation is a new industry, and there are few, if any, requirements governing individuals or companies performing indoor mold investigation, remediation, or testing;

WHEREAS, in response to public fears and concerns, state and federal mold initiatives have been introduced or are anticipated in the areas of permissible exposure limits, health assessment standards, remediation standards, and remediation contractor qualifications;

WHEREAS, the National Association of Home Builders supports legislation and regulation that is based upon scientifically sound and reliable data that is generally accepted by the relevant scientific community;

WHEREAS, NAHB supports providing builders, developers, contractors, remodelers, property owners and managers, home owners and tenants with scientifically sound information concerning the health effects of mold, home inspection, maintenance practices, and mold prevention and remediation practices in indoor environments; and

WHEREAS, NAHB supports the use of good construction and design practices that effectively manage moisture accumulation, because such practices reduce the possibility that mold growth may occur,

NOW, THEREFORE, BE IT RESOLVED, that the National Association of Home Builders:

1. Support efforts to provide members, the public and the media with comprehensive and accurate information about mold,
2. Support research on the potential health effects of mold exposure in indoor environments that will lead to scientifically sound and reliable data,
3. Support additional research into construction practices, building materials, building design, and occupant practices to identify factors associated with mold growth within indoor environments,
4. Oppose legislative and/or regulatory action concerning mold that is not based upon scientifically sound and reliable data, that does not include regional flexibility, and that imposes requirements that are not cost-effective, technically achievable, and attainable,
5. Oppose legislation and/or regulations requiring overly broad mold-related disclosure requirements in the sale of homes and/or the lease of rental units that might confuse consumers or expose sellers and lessors to unpredictable and unreasonable liability,
6. Oppose unreasonable denial of mold coverage by insurance companies, and
7. Support laws, regulations and policies that will ensure that adequate insurance coverage for mold claims is available to builders, contractors, remodelers, multifamily owners and managers, and consumers at an affordable cost.

Board of Directors Action:

Joint Executive/Resolutions Committee Action:

Resolutions Committee Action:

Construction, Codes and Standards Committee Action:

Public Affairs Committee Action:

Research Committee Action:

Research Committee Action:

State and Local Government Affairs Committee Action:

Multifamily Council Board of Trustees Action:

Remodelers Council Board of Trustees Action:

Federal Government Affairs Committee Action:

Building Product Issues Committee Action:

Approved

Recommends Approval

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