



# Senate

General Assembly

**File No. 508**

*January Session, 2007*

Substitute Senate Bill No. 1051

*Senate, April 16, 2007*

The Committee on Government Administration and Elections reported through SEN. SLOSSBERG of the 14th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT CONCERNING THE INSPECTION AND EVALUATION OF AIR QUALITY IN STATE BUILDINGS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2007*) Prior to January 1, 2009,  
2 and every five years thereafter, each state department, each constituent  
3 unit as defined in section 10a-1 of the general statutes, the Judicial  
4 Branch and the Joint Committee on Legislative Management shall  
5 provide for a uniform inspection and evaluation of the indoor air  
6 quality within each occupied building under the custody and control  
7 of or leased by, in whole or in part, such department, constituent unit,  
8 judicial branch or committee. The inspection and evaluation shall  
9 include, but not be limited to, a review, inspection or evaluation of the  
10 following: (1) The heating, ventilation and air conditioning systems; (2)  
11 radon levels in the water and the air; (3) potential for exposure to  
12 microbiological airborne particles, including, but not limited to, fungi,  
13 mold and bacteria; (4) chemical compounds of concern to indoor air  
14 quality including, but not limited to, volatile organic compounds; (5)

15 the degree of pest infestation, including, but not limited to, insects and  
 16 rodents; (6) the degree of pesticide usage; (7) the presence of and the  
 17 plans for removal of any hazardous substances that are contained on  
 18 the list prepared pursuant to Section 302 of the federal Emergency  
 19 Planning and Community Right-to-Know Act, 42 USC 9601 et seq.; (8)  
 20 ventilation systems; (9) plumbing, including water distribution  
 21 systems, drainage systems and fixtures; (10) moisture incursion; (11)  
 22 the overall cleanliness of the facilities; (12) building structural  
 23 elements, including, but not limited to, roofing, basements or slabs;  
 24 (13) the use of space, particularly areas that were designed to be  
 25 unoccupied; and (14) the provision of indoor air quality maintenance  
 26 training for building staff. Such department, constituent unit, Judicial  
 27 Branch or committee shall make available for public inspection the  
 28 results of the inspection and evaluation conducted for each state  
 29 building under the custody and control of or leased by, in whole or in  
 30 part, such department, constituent unit, judicial branch or committee.

|   |                 |             |
|---|-----------------|-------------|
| This act shall take effect as follows and shall amend the following sections: |                 |             |
| Section 1   | October 1, 2007 | New section |

**LAB**      *Joint Favorable Subst. C/R*      ENV  
**ENV**      *Joint Favorable Subst. C/R*      GAE  
**GAE**      *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

## OFA Fiscal Note

### State Impact:

| Agency Affected                                     | Fund-Effect | FY 08 \$                 | FY 09 \$                 |
|---|-------------|--------------------------|--------------------------|
| All agencies with care & control of their buildings | GF - Cost   | Significant              | Significant              |
| Department of Transportation                        | TF - Cost   | Significant              | Significant              |
| Treasurer, Debt Serv.                               | GF - Cost   | Potential<br>Significant | Potential<br>Significant |
| Treasurer, Debt Serv.                               | GF - Cost   | Potential<br>Significant | Potential<br>Significant |

Note: GF=General Fund; TF=Transportation Fund

### Municipal Impact: None

### Explanation

The bill requires all state agencies with care and control of their buildings to conduct an indoor air quality evaluation in all state-owned or leased space that is occupied. The evaluation procedure is to be repeated every 5 years. It is anticipated that this requirement will result in the following fiscal impacts to the General Fund and Transportation Fund:

1. The cost to perform one round of indoor air quality evaluations is estimated to be about \$53.3 million for the General Fund and \$2.5 million for the Special Transportation Fund. The figure is based on: (a) an average cost of about \$1 per sq ft for such evaluations and (b) approximately 53.3 million sq ft of floor space held in custody by the General Fund agencies and 2.5 million sq ft held in custody by the Department of Transportation (see Further Explanation below for details). It should be noted that these evaluations must be repeated every 5 years, so the state would incur these costs every 5 years.
2. There would also be an additional significant cost to state

agencies to hire personnel to maintain data bases and produce reports summarizing the air quality data. The number of employees that would be required to perform these duties at each custodial agency is not known at this time.

3. There may be a significant increase in General Fund and Special Transportation Fund debt service costs<sup>1</sup> if the air quality evaluations reveal deficiencies or problems that require corrective measures. The amount cannot be estimated at this time.

### ***Further Explanation***

The table below lists the floor space held in custody by state agencies in millions of square feet.

| <b>Occupied Floor Space Held in Custody by State Agencies<sup>1</sup></b> |                          |
|---|--------------------------|
| <u>Custodial Agency</u>   | <u>Millions of sq ft</u> |
| <b>General Fund</b>   |                          |
| UConn   | 12.9                     |
| CSU   | 8.8                      |
| DPW   | 5.6                      |
| DOC   | 5.5                      |
| CTC   | 3.6                      |
| DOE   | 3.0                      |
| Judicial  | 2.7                      |
| DMHAS   | 2.4                      |
| Military  | 1.9                      |
| DMR   | 1.7                      |
| DEP   | 1.1                      |
| DVA   | 0.8                      |
| Leg Mgmt  | 0.7                      |
| DPS   | 0.7                      |
| DCF   | 0.6                      |
| OPM   | 0.6                      |
| Other   | <u>0.7</u>               |
| <b>Total</b>  | <b>53.3</b>              |

<sup>1</sup> Since building repairs and renovations projects are normally are funded with General Obligation (GO) or Special Tax Obligation (STO) bonds, it is likely that the remediation costs would also be paid out of bond funds.

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**Occupied Floor Space Held in Custody by State Agencies<sup>1</sup>**


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Custodial Agency

Millions of sq ft

**General Fund**

**Transportation Fund**

DOT<sup>2</sup>

2.5

<sup>1</sup> The figures are taken from DPW's Annual Report to the State Properties Review Board for Fiscal Year 2005

<sup>2</sup> The DOT figure has been adjusted to reflect occupied space, not the total space held in custody by the agency.

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***The Out Years***

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

**OLR Bill Analysis****sSB 1051*****AN ACT CONCERNING THE INSPECTION AND EVALUATION OF AIR QUALITY IN STATE BUILDINGS.*****SUMMARY:**

This bill requires the state to conduct a uniform indoor-air quality inspection and evaluation of each building under the custody and control of, or leased by, the state. The inspection must be done by January 1, 2009 and repeated every five years after that.

EFFECTIVE DATE: October 1, 2007

**INDOOR AIR QUALITY INSPECTIONS OF STATE BUILDINGS**

The bill requires each state agency, the Judicial Branch, the legislature, and each state college, university, and community-technical college to conduct, every five years, a uniform inspection and evaluation of the indoor air quality in each occupied building it has under (1) its custody and control or (2) lease, in whole or in part. The first inspection must be done by January 1, 2009. (The bill does not indicate what entity will be responsible for establishing what constitutes a uniform inspection and evaluation for all the affected agencies.)

The inspection and evaluation must include:

1. the heating, ventilating, and air conditioning systems;
2. radon levels in the air and water;
3. potential for exposure to microbiological airborne particles, including fungi, mold, and bacteria;
4. chemical compounds of concern to indoor-air quality, including

- volatile organic compounds;
- 5. pest infestation, including insects and rodents;
- 6. pesticide usage;
- 7. the presence and plans for removal of certain hazardous substances identified under the federal Emergency Planning and Community Right to Know law;
- 8. plumbing, including water distribution systems, drainage systems, and fixtures;
- 9. water leaks;
- 10. facility cleanliness;
- 11. building structural elements, including roofing, and basements;
- 12. use of space, particularly areas that were designed to be unoccupied; and
- 13. the provision of indoor-air quality maintenance training for building staff.

The bill requires the state entity to make the results available for public inspection

**COMMITTEE ACTION**

Labor and Public Employees Committee

Joint Favorable Substitute Change of Reference  
Yea 7 Nay 2 (02/22/2007)

Environment Committee

Joint Favorable Substitute Change of Reference  
Yea 31 Nay 0 (03/09/2007)

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 9      Nay 4      (03/28/2007)