

118TH CONGRESS
2D SESSION **H. R. 10273**

To direct the Secretary of Defense, in consultation the heads of certain agencies and organizations, to conduct a study on the health effects of indoor residential mold growth in covered military housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 3, 2024

Mr. COURTNEY (for himself, Mr. MOYLAN, Ms. WILLIAMS of Georgia, Mr. HUDSON, Mrs. KIGGANS of Virginia, Mr. RUIZ, Mr. AMO, Mr. LARSON of Connecticut, Mr. MOORE of Utah, Mr. PANETTA, Mr. GRIJALVA, Mr. MAGAZINER, Mr. DUNN of Florida, Mr. MCGARVEY, Mr. CASE, Mr. MURPHY, Ms. TOKUDA, Mr. CARTER of Georgia, Mr. CROW, and Mr. TURNER) introduced the following bill; which was referred to the Committee on Armed Services

A BILL

To direct the Secretary of Defense, in consultation the heads of certain agencies and organizations, to conduct a study on the health effects of indoor residential mold growth in covered military housing, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. STUDY ON HEALTH IMPACTS OF INDOOR RESI-**
2 **DENTIAL MOLD; CERTAIN STANDARDS FOR**
3 **HOUSING ON MILITARY INSTALLATIONS RE-**
4 **QUIRED; REPORT.**

5 (a) STUDY AND REPORT ON HEALTH IMPACTS OF
6 INDOOR RESIDENTIAL MOLD.—

7 (1) STUDY.—

8 (A) IN GENERAL.—As soon as practicable
9 after the date of enactment of this Act, the Sec-
10 retary of Defense, in consultation with the Di-
11 rector of the Assistant Secretary of Defense for
12 Health Affairs, the Secretary of Housing and
13 Urban Development, the Director of the Cen-
14 ters for Disease Control and Prevention, the
15 Administrator of the Environmental Protection
16 Agency, the Secretary of Energy, the Secretary
17 of Health and Human Services, the President
18 of the National Academy of Sciences, and the
19 Chair of the Board of Directors of the National
20 Institute of Building Sciences shall conduct a
21 comprehensive study of the effects of indoor
22 residential mold growth in covered military
23 housing on the health of members of the Armed
24 Forces and the families of such members resid-
25 ing in such housing, using the most up-to-date
26 scientific peer-reviewed literature.

1 (B) ELEMENTS.—The study conducted
2 under subparagraph (A) shall ascertain—

3 (i) detailed information about harmful
4 or toxigenic mold, including any toxin or
5 toxic compound such mold can produce,
6 that may impact individuals residing in
7 covered military housing;

8 (ii) the most accurate research-based
9 methods of detecting harmful or toxigenic
10 mold;

11 (iii) potential dangers of prolonged or
12 chronic exposure to indoor residential mold
13 growth to individuals residing in covered
14 military housing;

15 (iv) the hazards to individuals respon-
16 sible for inspecting such military housing
17 for the presence of mold and to individuals
18 residing in covered military housing associ-
19 ated with—

20 (I) inadequate mold inspections
21 on military installations; and

22 (II) improper indoor residential
23 mold remediation in military unac-
24 companied housing;

1 (v) the estimated current public
2 health burden of new or exacerbated phys-
3 ical illness resulting from exposure to in-
4 door residential mold on the military de-
5 partments and its effect on quality of life
6 as it impacts readiness, including the bur-
7 den on children in military families;

8 (vi) an improved understanding of the
9 different health symptomology that can re-
10 sult from exposure to mold in indoor resi-
11 dential environments on military installa-
12 tions, including military unaccompanied
13 housing;

14 (vii) the prevalence of idiopathic pul-
15 monary hemorrhage in infants living in
16 covered military housing; and

17 (viii) the effects of indoor mold expo-
18 sure in early childhood on the development
19 of asthma and other respiratory illnesses in
20 children residing in covered military hous-
21 ing.

22 (2) SUBMISSION TO CONGRESS.—

23 (A) IN GENERAL.—Not later than the date
24 that is three years after the date of the enact-
25 ment of this Act, the Secretary of Defense shall

1 submit to Congress and the President a report
2 that contains the results of the study conducted
3 under subparagraph (A).

4 (B) FORM.—The report required by clause
5 (i) shall be submitted in unclassified form, but
6 may include a classified index.

7 (b) HEALTH, SAFETY, AND HABITABILITY STAND-
8 ARDS AND MODEL STANDARDS.—

9 (1) MODEL STANDARDS FOR PREVENTING, DE-
10 TECTING, AND REMEDIATING INDOOR RESIDENTIAL
11 MOLD GROWTH.—Based on the results of the inter-
12 agency health study conducted under subsection (a),
13 the Secretary of Defense, in consultation with the
14 Administrator of the Environmental Protection
15 Agency, the Secretary of Housing and Urban Devel-
16 opment, the Director of the Centers for Disease
17 Control and Prevention, the Assistant Secretary of
18 Labor for Occupational Safety and Health at the
19 Occupational Safety and Health Administration, the
20 Secretary of Energy, the Executive Director of the
21 National Institute of Building Sciences, and the
22 President of the National Academy of Sciences shall,
23 in accordance with section 12(d) of the National
24 Technology Transfer and Advancement Act of 1995
25 (15 U.S.C. 272 note; Public Law 104–113), jointly

1 issue model health, safety, and habitability stand-
2 ards for preventing, detecting, and remediating in-
3 door residential mold growth on military installa-
4 tions, including—

5 (A) model residential mold inspection
6 standards for military unaccompanied housing;

7 (B) model indoor residential mold remedi-
8 ation standards for military installations;

9 (C) standards for testing the toxicity of in-
10 door residential mold and any toxin or toxic
11 compound produced by indoor residential mold
12 on military installations;

13 (D) health and safety standards for the
14 protection of those inspecting for and remedi-
15 ating mold in covered military housing;

16 (E) standards for indoor residential mold
17 testing labs that serve military installations;

18 (F) model ventilation standards for the de-
19 sign, installation, and maintenance of air ven-
20 tilation or air-conditioning systems in housing
21 on military installations to prevent indoor resi-
22 dential mold growth or the creation of condi-
23 tions that foster indoor mold growth in covered
24 military housing; and

1 (G) model building code standards for
2 housing on military installations to control
3 moisture and prevent mold growth.

4 (2) CONSULTATION.—To the maximum extent
5 possible, model standards issued under this sub-
6 section shall be developed or issued with the assist-
7 ance of—

8 (A) organizations that develop mold and
9 water damage standards and work with military
10 installations;

11 (B) organizations involved in establishing
12 national building construction standards and
13 work with military installations;

14 (C) organizations involved in improving in-
15 door air quality;

16 (D) public health advocates that serve the
17 military community; and

18 (E) health and medical professionals that
19 provide care for members of the Armed Forces
20 and the families of such members, including
21 practitioners that care for children of such
22 members.

23 (3) RESILIENCY.—Model standards issued
24 under this subsection shall take into account geo-
25 graphic diversity, propensity for extreme weather or

1 flooding, and other resiliency metrics that affect
2 military housing.

3 (4) DEADLINES.—

4 (A) PUBLIC REVIEW AND COMMENT.—The
5 officers identified in paragraph (1) shall make
6 draft standards issued under this section avail-
7 able for public review and comment at least 90
8 days prior to publication of the final standards
9 or model standards pursuant to subparagraph
10 (B).

11 (B) PUBLICATION.—Not later than three
12 years after the results of the study conducted
13 under subsection (a) are submitted to Congress
14 in accordance with such section, the officers
15 identified in such subsection shall issue, and
16 make available to the public, final standards
17 and model standards under this section.

18 (5) REVIEW AND UPDATES.—The officers iden-
19 tified in paragraph (1) shall—

20 (A) review the model standards issued
21 under this subsection at least once every five
22 years based on latest scientific advances and
23 published studies relating to indoor residential
24 mold growth; and

1 (B) update such standards and model
2 standards as necessary to preserve and improve
3 the quality of housing on military installations,
4 and prevent the displacement of those currently
5 living on military installations.

6 (c) CONSTRUCTION REQUIREMENTS FOR NEW HOUS-
7 ING ON MILITARY INSTALLATIONS.—

8 (1) IN GENERAL.—The Secretary of Defense, in
9 consultation with Secretary of Housing and Urban
10 Development, the Executive Director of the National
11 Institute of Building Sciences, and the President of
12 the National Academy of Sciences, to the extent
13 such Director and President agree to participate,
14 shall develop model construction standards and tech-
15 niques for preventing and controlling indoor residen-
16 tial mold in new residential properties on military in-
17 stallations.

18 (2) CONTENTS.—The model standards and
19 techniques shall provide for geographic differences in
20 construction types and materials, geology, weather,
21 and other variables that may affect indoor residen-
22 tial mold levels in new buildings and on various mili-
23 tary installations.

1 (3) CONSULTATION.—To the maximum extent
2 possible, such standards and techniques shall be de-
3 veloped with—

4 (A) the assistance of organizations involved
5 in establishing national building construction
6 standards and techniques, including such orga-
7 nizations that establish such standards for mili-
8 tary installations;

9 (B) the assistance of organizations that de-
10 velop mold and water damage standards on
11 military installations; and

12 (C) public health advocates that serve the
13 military community.

14 (4) PUBLICATION.—The Secretary shall make a
15 draft of the document containing the model stand-
16 ards and techniques available for public review and
17 comment. The Secretary shall make final model
18 standards and techniques available to the public not
19 later than one year after the date of the enactment
20 of this Act.

21 (5) APPLICABILITY TO NEW CONSTRUCTION
22 AND REHABILITATION.—Within 1 year of the publi-
23 cation of the final model standards and techniques
24 required by subparagraph (D), the Secretary of De-
25 fense shall include such model standards and tech-

1 niques as a requirement for residential rehabilitation
2 or new construction projects funded with Federal
3 appropriations made available by such agencies.

4 (d) EDUCATION FOR MILITARY HEALTH PROFES-
5 SIONALS.—The Secretary of Defense shall include edu-
6 cation for military health professions on mold-related ill-
7 ness, including signs and symptoms of toxigenic mold ex-
8 posure, in recurring training received by military health
9 practitioners at such time and in such manner as the Sec-
10 retary determines appropriate.

11 (e) DEFINITIONS.—In this section:

12 (1) The term “covered military housing”
13 means—

14 (A) military unaccompanied housing;

15 (B) military family housing; and

16 (C) housing acquired or constructed under
17 subchapter IV of chapter 169 of title 10,
18 United States Code.

19 (2) The term “indoor residential mold” means
20 any form of multi-cellular fungi in indoor environ-
21 ments, including cladosporium, penicillium,
22 alternaria, aspergillus, fusarium, trichoderma,
23 memnoniella, mucor, stachybotrys chartarum,
24 chaetomium, streptomyces, and epicoccumoften

1 found in water-damaged indoor environments and
2 building materials.

3 (3) The term “toxigenic mold” means any in-
4 door mold growth that may be capable of producing
5 a toxin or toxic compound, including mycotoxins and
6 mVOCs, that can cause pulmonary, respiratory, neu-
7 rological, gastrointestinal, or dermatological ill-
8 nesses, or other major adverse health impacts, as de-
9 termined by the Secretary of Defense in consultation
10 with the Director of the National Institutes of
11 Health, the Secretary of Housing and Urban Devel-
12 opment, the Administrator of the Environmental
13 Protection Agency, and the Director of the Centers
14 for Disease Control and Prevention.

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