



Wes Moore, Governor · Aruna Miller, Lt. Governor · Atif Chaudhry, Acting Secretary

BILL: Senate Bill 355 - Occupational Safety and Health - Public Buildings - Indoor Air Quality

COMMITTEE: Senate Finance

DATE: February 23, 2023

POSITION: Letter of Information

Upon review of Senate Bill 355 Occupational Safety and Health - Public Buildings - Indoor Air Quality, the Maryland Department of General Services (DGS) provides these comments for your consideration.

This bill requires the Commissioner of Labor and Industry, the Maryland Department of the Environment, the Maryland Department of Health, and the Maryland Energy Administration to adopt comprehensive indoor air quality standards for public buildings by November 2025. Establishing minimum evidence-based standards for safe building operations and levels of contaminants and pollutants determined to pose a risk to the health and safety of employees working in public buildings would be accomplished. Units of state government would be required to conduct an annual assessment of building envelopes and enclosures, HVAC systems, and the maintenance and operation of HVAC systems.

DGS owns 52 facilities and additionally supports 1,354 State-owned facilities, totaling 1,406 facilities of 26 million gross square feet. Senate Bill 355 would require all 1,406 DGS-owned and supported facilities to be inspected. Additionally, DGS would be required to complete the initial indoor air quality analysis, any necessary remediation, recurring maintenance, and required reporting. Currently, DGS does not have the necessary expertise or staff for these complex requirements. DGS would require external consultants with subject expertise and would also have to procure the necessary equipment for the required inspections, maintenance and repairs. **The initial inspection and remediation cost estimate for all DGS-operated facilities will be approximately \$962,000,000 while annual recurring maintenance will total approximately \$390,000,000.**

DGS met with the bill's sponsor and have provided the following suggestions:

- Implement a study, effective October 1, 2023 through October 31, 2025, to determine the most cost-effective and comprehensive means to achieve safe indoor air quality for public buildings, including private industry representatives with subject matter expertise.
- Include DGS as a member of the study as an agency that owns 52 facilities and supports 1,354 state-owned facilities with over 26 million square feet.
- Create a non-lapsing fund for public employers to use in order to comply with the standards established. Include funds for the temporary relocation of building tenants that may be necessary to address building deficiencies.
- For the initial inspection and assessment, establish a 3-year window for public employers to comply with the standards established.
- For recurring annual inspections, alter the requirement to biennial inspections.

For additional information, contact Ellen Robertson at 410-260-2908.