

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 3 - 0 - 2

Yeas: George L., Starr, Metsger

Nays: 0

Exc.: Deckert, Monnes Anderson

Prepared By: Janet Adkins, Administrator

Meeting Dates: 5/23, 5/31

WHAT THE MEASURE DOES: Prohibits the use of barrier-type exterior insulation and finish systems on residential structures containing four or fewer units. Exempts necessary repairs or replacements of such material on existing residences.

ISSUES DISCUSSED:

- Types of synthetic stucco products
- Problems created due to inability of the material to let moisture escape
- Health problems associated with mold and other water-related problems
- Results of use directly on concrete as opposed to wood

EFFECT OF COMMITTEE AMENDMENT: Replaces the original bill.

BACKGROUND: Exterior Insulation Finish Systems (EIFS) were initially used in Europe to retrofit solid masonry walls. The material is sometimes referred to as synthetic stucco. EIFS was first used in North America in the 1960s and was popular by the mid-1970s as an energy efficient exterior wall treatment and insulation system. In the late 1980s, problems started developing due to water damage in EIFS homes, requiring complete replacement of walls in many cases. Numerous lawsuits resulted and disagreement continues over whether the material itself or its application was to blame, and whether EIFS-type products are inappropriate in some climates.

House Bill 2112-B prohibits the use of a type of EIFS known as barrier-type. Non-barrier type products are in greater use now. The non-barrier products have a cavity between a water resistant barrier and the EIFS so as to allow drainage to occur. Such products do not have the same potential to promote water damage.