



Pittsfield Village Condominium Association

Radon Reduction System Specifications

Radon is an odorless gas in the soil that can leach up into residential dwellings. There is little danger to residents at low levels; however it can be harmful at higher levels*. Some Owners may wish to install a radon reduction system to mitigate the presence of radon in their home.

While all such systems must be professionally installed by licensed contractors, and Owners should educate themselves on system choices and their relative benefits, the following is intended as general information as well as specifications that the contractor must know about before beginning work.

General information

Radon reduction involves active soil depressurization, via drain tile, sub-slab, or sump suction methods. The lowest floor of most houses, other than those built over a crawl space, consists of a concrete slab poured over the earth or on top of pea stone, gravel, or sand. Radon can be drawn from under the slab and vented away from the house. Sometimes it is possible to connect directly into the foundation drain-tile system and draw air—including radon—from the sub-slab network beneath the floor. Both of these procedures are effective, reducing radon levels by up to 99%.

Specifications

1. Units in the Village have both crawl spaces and concrete slabs; radon reduction systems may be installed to mitigate radon in either or both of these spaces.
2. To install a radon reduction system, a request must be submitted to the Modification and Maintenance Committee for review and approval.
3. No polyethylene or similar barrier should be installed in the crawl space.
4. Suction or ventilation pipes from the crawl space or basement must be routed to the back wall of the Owner's unit.
5. Vent stacks must be secured to the back side of the Owner's unit—not between bedroom windows--and painted the same color as the body color of the building. Matching paint may be obtained from the Village office.
6. Maintenance of the radon reduction system shall be the responsibility of the installing Owner and all future Owners.

* EPA recommendation as of November 2013, from <http://www.epa.gov/radon/pubs/>:

- Test your home for radon — it's easy and inexpensive.
- Fix your home if your radon level is 4 picocuries per liter, or pCi/L, or higher.
- Radon levels less than 4 pCi/L still pose a risk, and in many cases may be reduced.