A (Very) Brief Introduction to the Major ANSI/AARST Radon Standards

Brian Hanson K-State Radon Programs May 31, 2023

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HUD Multifamily Housing Radon Notice

- HUD Radon Announcement 2/4/2013
 - Requires radon testing be included in environmental reports for FHAinsured multi-family housing mortgages
 - Elevated levels will have to be mitigated
- HUD MAP 2020 Listed Projects
 - Requires use of ANSI/AARST MAMF-2017 with 1/2021 REVISIONS
 - 100% ground-contact unit testing, 10%/minimum 1 unit off ground contact
 - Requires national certification for measurement activities
 - Requires state-issued certification/license for measurement activities in states with adopted requirements
 - · Can be an issue of dual-certification

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FHFA Multifamily Housing Radon Requirements

Federal Housing Finance Agency (FHFA) radon requirements to Fannie Mai and Freddie Mac

- In effect June 30, 2020
- Required radon elements
 - Radon testing at multifamily Enterprise-backed properties
 - Minimum of 25% of ground contact units tested in all buildings associated with the properties
 - Certification States: Radon testing SHALL follow current adopted radon measurement standards
 - Allow an environmental professional to manage radon testing procedure (national policy)
 - Certification States: testing MAY ONLY be conducted by a state-certified measurement professional

FHFA Multifamily Housing Radon Requirements

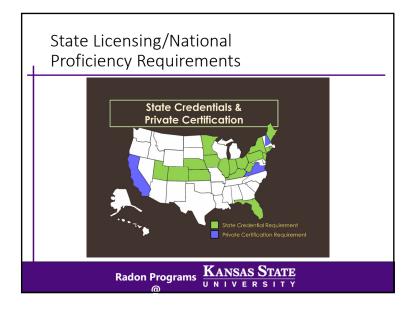
- Required radon elements, cont.
 - Requires following state statutes regarding radon
 - Requires provision of tenant notifications of radon testing on Enterprise-backed multifamily properties
 - Provides additional guidance on Enterprise's radon standards
- https://www.fhfa.gov/Media/Blog/Pages/FHFA-Increases-Radon-Testing-Requirements-at-Enterprise-Backed-Multifamily-Properties.aspx

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History of Radon Standards

- The U.S. EPA **RECOMMENDS** no longer using the now very dated standards
 - **RECOMMENDS** using the AARST-ANSI consensus standards
- 2023 ANSI/AARST Standards
 - Expected to publish June 2023

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MN Radon Standards

- Minnesota Administrative Rules
 - Single-Family
 - ANSI/AARST MAH-2014 or successor standard + test each unique foundation type Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes
 - ANSI/AARST SGM-SF-2017 or successor standard Soil Gas Mitigation Standards for Existing Homes
 - Large Buildings
 - ANSI/AARST MAMF-2017 or successor standard Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily
 - ANSI/AARST RMS-MF-2018 or successor standard Radon Mitigation Standards for Multifamily Buildings
 - · ANSI/AARST MALB-2014 or successor standard Protocol for Conducting Measurements of Radon and Radon Decay Products In Schools and
 - ANSI/AARST RMS-LB-2018 or successor standard Radon Mitigation Standards for Schools and Large Buildings

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MN Radon Standards

- Minnesota Administrative Rules
 - Radon measurement device performance requirements
 - ANSI/AARST MS-PC-1015 or successor standard Performance Specifications for Instrumentation Systems Designed to Measure Radon Gas in Air

Source: https://www.revisor.mn.gov/rules/4620.7500/

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KS Radon Standards

- KDHE Division of Public Health Radiation Control Section
 - ANSI-AARST Standards Under Review for Adoption
 - · Not to be adopted
 - · Radon in Water
 - Quality Assurance
 - RRNC standards

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KS Radon Standards

- KDHE Division of Public Health Radiation Control Section
- ANSI-AARST Standards Under Review for Adoption
 - Single-Family

 - ANSI/AARST MAH-2019
 Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes
 - ANSI/AARST SGM-SF-2017 with 12/2020 REVISIONS Soil Gas Mitigation Standards for Existing Homes
 - Large Buildings
 - ANSI/AARST MAMF-2017 with 1/2021 REVISIONS Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily
 - ANSI/AARST RMS-MF-2018 with 12/2020 REVISIONS
 - Radon Mitigation Standards for Multifamily Buildings
 - ANSI/AARST MALB-2014 with 1/2021 REVISIONS Protocol for Conducting Measurements of Radon and Radon Decay Products In Schools and
 - ANSI/AARST RMS-LB-2018 with 12/2020 REVISIONS Radon Mitigation Standards for Schools and Large Buildings Not To-Be Adopted ANSI-AARST

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IA Radon Standards

- Iowa Department of Health and Human Services
 - Effective March 15, 2023
 - Measurement
 - ANSI/AARST MAH-2019
 - Protocol for Conducting Measurements of Radon and Radon Decay Products in
 - · ANSI/AARST MAMF-2017 with 1/2021 REVISIONS Protocol for Conducting Measurements of Radon and Radon Decay Products in **Multifamily Buildings**
 - ANSI/AARST MALB-2014 with 1/2021 REVISIONS Protocol for Conducting Measurements of Radon and Radon Decay Products In Schools and Large Buildings
 - ANSI/AARST MS-QA 2019 Radon Measurement Systems Quality Assurance

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IA Radon Standards

- Iowa Department of Health and Human Services
 - Effective March 15, 2023
 - Mitigation
 - EPA RMS, and
 - ASTM E-2121

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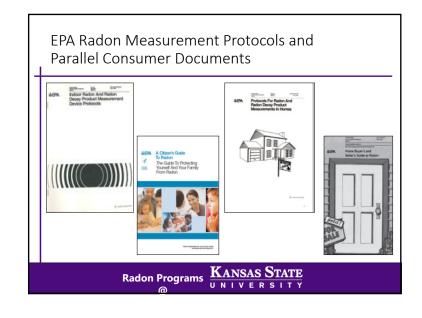
Practice changes from the EPA Measurement Protocols to the AARST MAH Standard

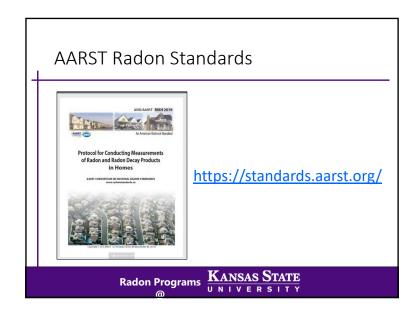
Pay attention to the SHOULDS that became SHALLS...

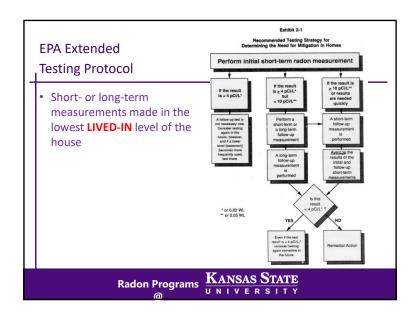
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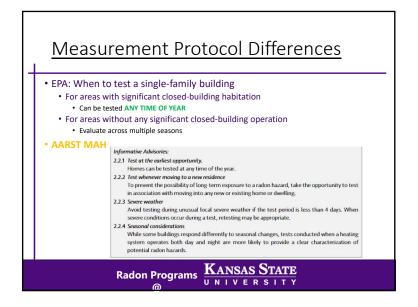
NE Radon Standards

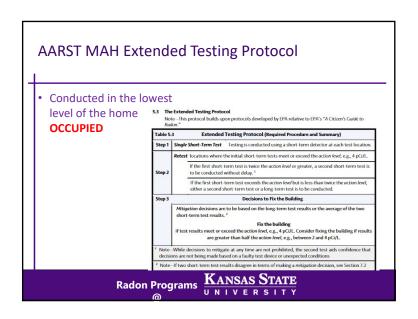
- Nebraska Department of Health and Human Services
 - ANSI-AARST Standards Under Review for Adoption
 - ANSI/AARST MAH-2019
 Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes
 - ANSI/AARST MA-MFLB 2022
 Protocol for Conducting Measurements of Radon and Radon Decay
 Products in Multifamily, School, Commercial and Mixed-Use
 Buildings
 - ANSI/AARST
 - Soil Gas Mitigation Standards for Existing Homes
 - Still in the review process with no expected date
 - Specific rules/regulations to follow

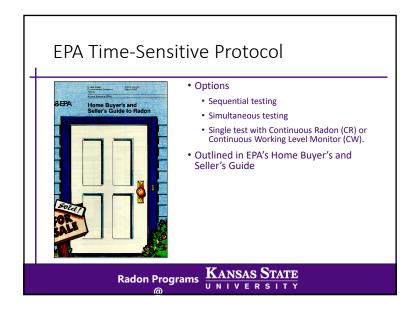


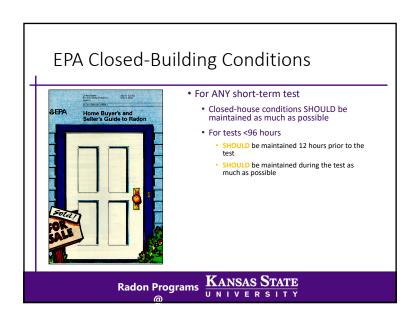


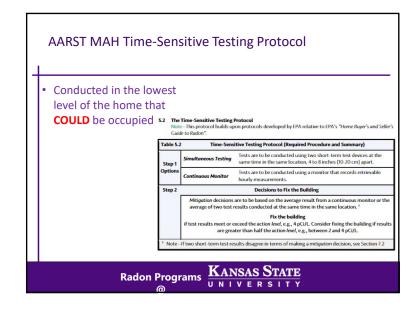


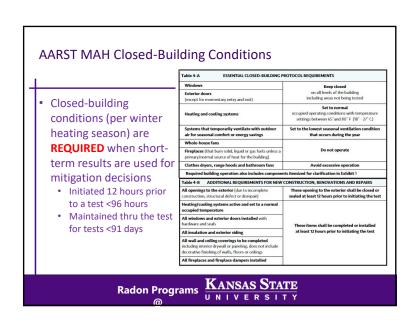


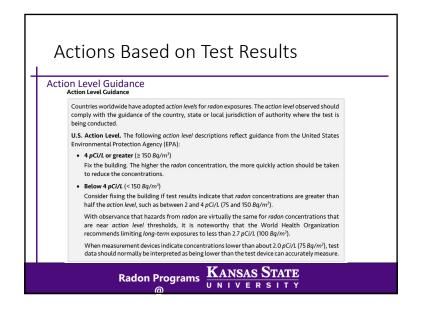


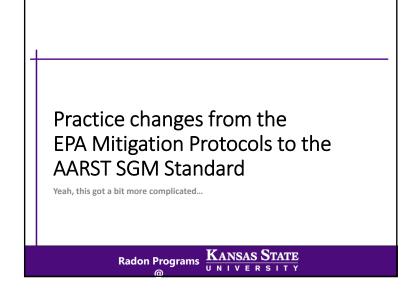


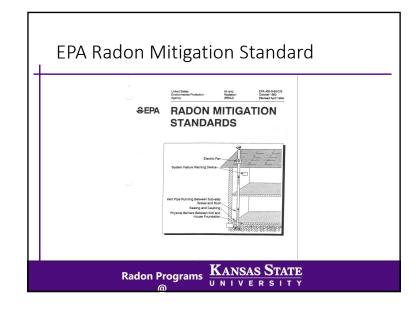


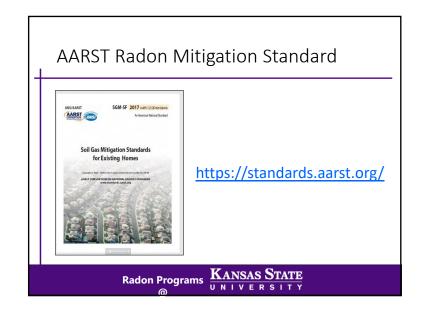












Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- Labeling requirements
 - All labels **SHALL**
 - · Be made of durable materials
 - All lettering SHALL be in color contrast to the background
 - Primary labels
 - A system description label SHALL be placed on a primary component of each system
 - Label duct piping: interior duct piping SHALL be marked not less than one label per floor
 - Disconnect switches **SHALL** be labeled to indicate function
 - Sealed components SHALL be labeled to indicate function

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Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- System Monitoring
 - All fan-driven mitigation systems SHALL include a viewable operating range monitor
 - Includes a continuous display
 - · Has start-up values clearly marked
 - In addition to viewable operating range features, a monitoring mechanism is REQUIRED that actively alerts occupants in the event of a mechanical failure, which SHALL
 - · Provide an audible alert, or
 - Visual light alert, or
 - · Telemetric notification

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Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

Labeling requirements



Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- System Monitoring Cont.
- REQUIRED for ALL system monitors
 - System monitors SHALL be protected from the elements and durable for the ambient environmental conditions
 - System monitors SHALL be labeled as such
 - Battery operated components SHALL NOT be used unless equipped with a low-power warning feature
 - Components requiring electricity SHALL be on non-switched circuits and designed to reset automatically when power is restored
 - Components requiring electricity for indication of system failure SHALL NOT be powered by the same branch as the system fan

Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

• System monitoring requirements



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Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- System Exhaust Discharge Changes
 - The exhaust point for all soil gas vent systems **SHALL** be located outdoors
 - Exhaust trajectories of 45 degrees **SHALL NOT** encounter openings/points of congregation within 10 ft
 - Exhaust trajectories of 11 degrees SHALL NOT encounter openings/points of congregation within 20 ft
 - Point of exhaust **SHALL** be located not less than 10 feet above grade
 - Not less than 10 ft horizontally AND not less than 4 ft above operable openings

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Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

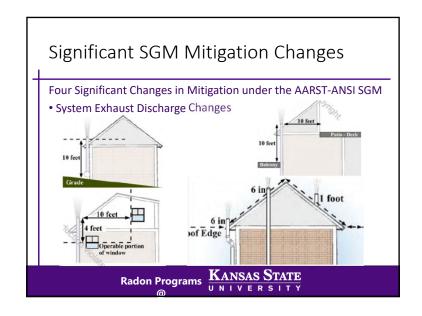
- System Exhaust Discharge Changes
 - The exhaust point **SHALL** be not less than 10 ft above or horizontal to the side of exterior flooring surfaces
 - The exhaust point SHALL be directed upward at an angle that DOES NOT deviate more than 45 degrees from vertical
 - The exhaust point SHALL be
 - Not less than 1 ft above a pitched roof at the point penetrated
 - Not less than 6 inches above the edge of the roof when ASD is attached to the side of the building, and
 - · Not less than 18 inches above a flat roof

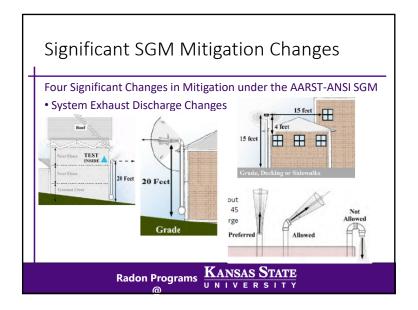
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Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- System Exhaust Discharge Changes
 - The exhaust point **SHALL** be permitted below the edge of the roof IF all of the following are complied with
 - A written justification SHALL be recorded in the OM&M
 - The exhaust point $\ensuremath{\textit{SHALL NOT}}$ be less than 20 ft above grade
 - Testing SHALL be conducted within the occupiable area immediately adjoining the discharge point





Significant SGM Mitigation Changes

Four Significant Changes in Mitigation under the AARST-ANSI SGM

- Pressure Field Extension (PFE) Testing required
 - ASD diagnostic analysis
 - With vacuum applied at the chosen suction point, evidence SHALL be sought to characterize the distance PFE can be achieved across the targeted soil gas collection plenum(s)
 - ASD PFE vacuum analysis
 - Once goals for PFE distance are achieved, measurements SHALL be made to quantify air pressure differences under the slab or membrane relative to indoor air
 - Jobsite logs SHALL include the values measured in this effort to characterize vacuum strength needed for ASD design
 - The measurements SHALL be made with a micromanometer or equivalent differential pressure gauge that is capable of reading to 1/1000-inch water column (0.25 Pa)

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Business Considerations

A non-comprehensive list of things to think about

- Project Considerations
 - 'Ask me anything BUT for time!'
 - Cost projections
 - · Staffing, devices, report development
- Business practice reminders
 - Certification states NOT LIKELY to recognize the lower-tier measurement certification AARST-NRPP offers in non-certification states
 - Certification states LIKELY REQUIRE the state-certified measurement professional to be on-site during measurement work

How does large building measurement differ from single-family structures?

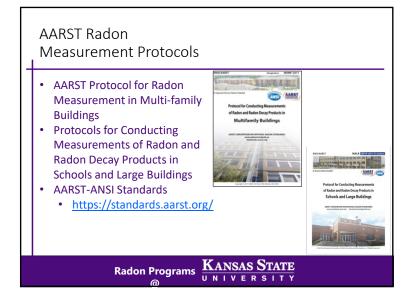
I don't have 118 CRMS...

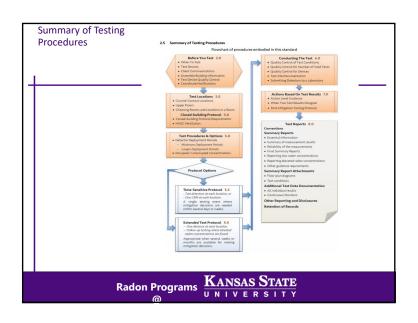
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Measurements in Large Buildings

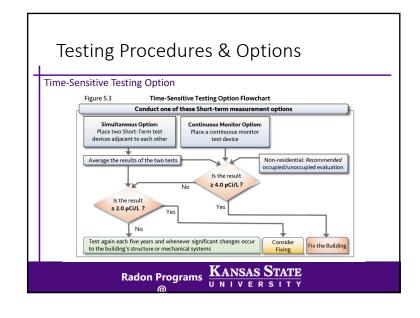
Primary differences between single-family and large building measurements

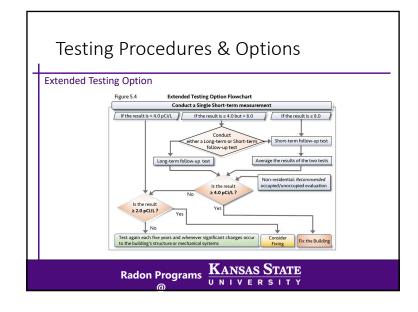
- When to test a large building
 - · Buildings that ARE significantly occupied day and night
 - Can be tested ANY TIME OF YEAR
 - · Residential-only or mixed use residential/other
 - Buildings that ARE NOT significantly occupied day and night
 - Measurements SHALL be conducted at a time representative of normal occupied conditions

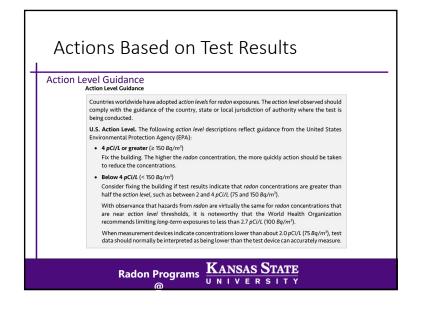




Primary differences between single-family and large building measurements • Client communications • Not only between you and your client, but ALL occupants of the structure being measured • Building investigation • Identification of ALL HVAC zones • Identification of ALL identified measurement locations (and devices needed for coverage) • INCLUDING QC devices Radon Programs KANSAS STATE UNIVERSITY







Business Considerations

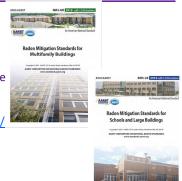
A non-comprehensive list of things to think about

- Device types (and numbers)
 - Purchase and storage of large numbers of devices
 - QC associated with those devices
- Project bid development
 - 'Ask me anything BUT for time!'
 - Cost projections
 - · Staffing, devices, report development
- Business practice changes
 - Insurance levels
 - Permanent/temporary staffing concerns

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AARST Radon Mitigation Protocols

- AARST Radon Mitigation Standards for Multifamily Buildings
- AARST Radon Mitigation Standards for Schools and Large Buildings
- AARST-ANSI Standards
 - https://standards.aarst.org/



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How does large building mitigation differ from single-family structures?

You have HOW MANY HVAC systems?!

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Mitigation in Large Buildings

Primary differences between single-family and large building mitigation activities

- Standards' scope
 - Addresses WHOLE building consideration
 - · Apply when implemented to PORTIONS of a large building, or
 - · Individual unit/dwelling of a large building
 - · When building portions include
 - · Non-residential purposes and/or
 - · Elaborate HVAC systems
 - Refer to RMS-LB schools/large buildings

Mitigation in Large Buildings

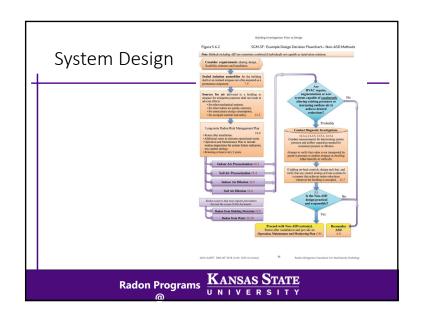
Primary differences between single-family and large building mitigation activities

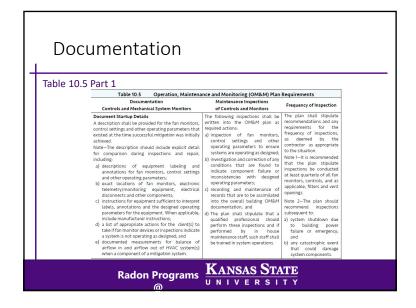
- Building investigation
 - Collect ALL known radon measurement reports
 - · ID any measurement data insufficiencies
 - Identification of ALL HVAC zones
 - Identification of ALL foundational zones

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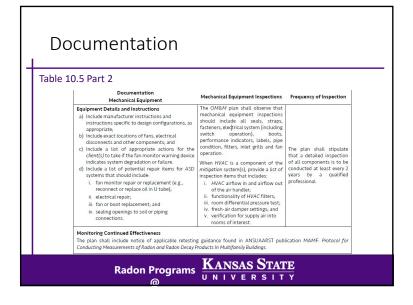
System Design Figor 5.6.1 System Design Figor 5.6.1 System Design Figor 5.6.1 System Design Figor 5.6.1 System Design Figor 5.6.2 Figor 5.6.2 Figor 5.6.2 Figor 5.6.2 Figor 5.6.2 Figor 5.6.3 System Design Figor 5.6.3 System Design Figor 5.6.3 System Design Figor 5.6.3 Fi

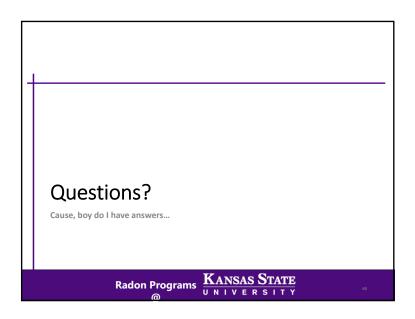
Primary differences between single-family and large building mitigation activities • Proposal/bid issues • Provide the client a statement regarding extent of ALL building investigations needed to design an appropriate mitigation strategy/system • Client communication | **Occupant Advisory: Common contruction selects used to prevert radion entry or fundations and other locations will namely enter upone that contain modet amount of certain chemical generally referred to as violatile against compounds. The emissions occur mostly during application, but also to a lesser extent as they due to form an artispit bond. While these chemicals are commonly used, some sentiate individual range appearant elizories of the backfords which expends to such chemicals. | Seminario | Seminar











We're From the Government, We're Here to Help

Kansas Radon Chamber

www.ksuradonchamber.org

National Radon Program Services

www.sosradon.org

Kansas Radon Program

www.kansasradonprogram.org

KSU Radon Training

https://radoncourses.com/

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Resources for You

- Call National Radon Program Services
 - 800.SOSRADON (800.767.7236)
 - https://sosradon.org
- Brian Hanson
 - 785.532.4996
 - bhanson@ksu.edu

 $\begin{array}{c} \textbf{Radon Programs} & \underbrace{Kansas \ State}_{\text{U N I V E R S I T Y}} \\ \end{array}$