

RADON MITIGATION POLICY

January 23, 2016

Programmatic Goal

The design and construction quality of the houses the Island Housing Trust (IHT) develops is critical to the long-term affordability and integration of these homes into their neighborhoods and the island community. Whether the construction methods are stick built, panelized, moved or modular, high design and construction standards will be the focus, whether the housing is developed by the IHT or independent professionals. Such standards include compatible scale and character of design, minimal environmental impacts, low maintenance needs, low energy use, universal design (handicap accessibility), healthy interiors, and functional efficiency.

Policy

As a general rule, but without creating any binding obligations, in certain instances IHT may provide limited assistance to current and future IHT homeowners for the remediation of radon levels on the lowest occupied legally habitable floor at the time of purchase from the IHT that test above limits deemed safe by the Environmental Protection Agency. This assistance will only be provided for ten years from the date of purchase from IHT for current homeowners and five year from the date of the original purchase from IHT for future homeowners. Radon tests shall be conducted by a licensed Massachusetts home inspector who will provide a written report to IHT verifying the radon levels. IHT homeowners are responsible to pay the cost of the radon testing. In any event, the IHT's efforts in assisting homebuyers with radon remediation will not exceed \$1,500.00.

Additionally, during construction of its new housing, IHT intends to take measures to facilitate active radon remediation, and test well water for radon levels.

Radon Information & Resources

Following information on radon has been gathered from third party sources and is by no means conclusive. The Island Housing Trust does not represent accuracy of this information.

Radon: Radon is a colorless, odorless radioactive gas that can cause lung cancer. Radon is in the soil and air everywhere in varying amounts. Radon levels are commonly expressed in picocuries per liter of air (pCi/L). Average indoor radon level is estimated at 1.3 pCi/L, and about 0.4 pCi/L of radon is normally found in the outside air. In Massachusetts there are three counties with high levels of radon. Dukes County is not one. Radon in the soil can be drawn into a building and can accumulate to high levels. All homes should be tested for radon. The federal Environmental Protection Agency (EPA) recommends taking action to reduce indoor radon levels when levels are 4 pCi/L or higher on the lowest occupied floor.

Radon in drinking water: MassDEP Office of Research and Standards has developed a guideline of 10,000 pCi/L for radon in public drinking water. The publication called *Healthy Drinking Waters for Massachusetts* addresses radon in private wells. It states the commonly acceptable guideline that 10,000 pCi/L in the drinking water will translate into an additional 1 pCi/L in the house air.

Reference documents can be downloaded from the IHT's website for homeowner resources at: <http://www.ihtmv.org/homeowner-resources/> including:

- *Building Radon Out – A Step-by-Step Guide on How to Build Radon-Resistant Homes* is

published by the EPA Office of Air and Radiation

- *Healthy Drinking Waters for Massachusetts*

Here are links with information on radon tests and radon testers:

<http://www.accustarlabs.com/radon-testing-product-specifications/liquid-scintillation/radon-in-air.aspx>

<http://shop.accustarlabs.com/products/94-radon-test-kit-for-real-estate.aspx>

Black Dog Inspection at <http://www.blackdogin.com>

SWAT at <http://radonsystem.com>