



RADON POLICY

Purpose. To establish the City's Public Housing Authority (PHA) policy in public housing facilities.

Background. Radon is a naturally occurring radioactive gas produced by the breakdown, or decay, of uranium in soil and rock. The health risk associated with radon is the increased risk of lung cancer. Radon may be found in both outdoor and indoor environments across the United States.

Radon may accumulate in homes by entering beneath the building (soil and rock), through the foundation, and into the building. Radon is colorless, tasteless, and odorless. Testing is required to detect radon in the indoor air of a building. The amount of radon gas in the air is typically measured in picocuries per liter of air (pCi/L).

The U.S. Environmental Protection Agency (EPA) published guidance for reducing airborne radon exposure in residences and schools. EPA recommends reducing radon levels to the greatest extent feasible. EPA recommends mitigation for residences with radon concentrations at or above 4 picocuries per liter of air (pCi/L).

The U.S. Department of Housing and Urban Development (HUD) established guidance in 24 CFR 50.3(i) and 58.5(i)(2) that requires all property to be free of contamination where a hazard could affect the health and safety of occupants or conflict with the intended use of the property. Section 50.3(i) states that "It is HUD policy that all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property"

Policy. This directive establishes the policy to maintain acceptable levels of airborne radon.

- a) PHA action levels. Public housing facilities are considered acceptable for occupancy when radon levels are maintained below PHA action levels of 4 pCi/L or less.
- b) Testing. PHA will test for radon according to the American Association of Radon Scientists and Technologists, Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2010, Section III (or similar section in the most recent addition).
- c) Mitigation. It is the responsibility of the PHA to provide notice and mitigate locations that are 4 pCi/L or higher, in accordance with ASTM E 2121-11.
- d) Notification. PHA will provide EPA Radon Information Sheet to tenants.

Authority.

- a) U.S. Department of Housing and Urban Development Notice H 2013-03.
- b) 24 CFR Part 50, "Protection and Enhancement of Environmental Quality".
- c) Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2010, Section III).

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