

**DESIGN STANDARD
RANCH CONDOMINIUM ASSOCIATION
RADON MITIGATION INSTALLATIONS**

The Ranch Condominium Association Board of Directors has established that all radon mitigation will be an individual condominium owner responsibility. This is predicated on the fact that radon is naturally occurring, is not a result common area maintenance or the lack thereof and may not be required throughout the entire Association given the variations in radon levels between each of the condominium buildings and condominium units.

The Board has approved the following radon mitigation plan as the standard for all future radon mitigation installations. Utilizing the Board approved standard radon mitigation plan, as outlined below, allows you to install radon mitigation without further Board approval. All owners must inform management of their intent to install radon mitigation and must hire and provide the name of the insured licensed contractor hired to do this work. "Do it Yourself" is not permitted without Association approval. The individual owner(s) are personally liable for all expenses associated with the removal of any non-complying radon mitigation system and any expense associated with remedial action taken by the Ranch Association to remedy faulty workmanship. This includes, but is not limited to, electrical connections, fans, building structure and roof repairs. The Ranch Association does not warrant or accept responsibility for the effectiveness of any radon mitigation system installations.

The following describes an acceptable placement of radon mitigation system within the Ranch Condominium Association:

Specific Work Description:

- 1) Insulation and other material will be cleaned off of the footings.
- 2) If there is no vapor barrier installed – Install a layer of Visqueen builder's plastic as a protective layer.
- 3) *(Note: Visqueen vapor barrier installation, prior to installing 6 mil. Gas resistant bi-ply barrier/membrane, may be installed at the individual owners discretion. The Ranch Association does not warrant or guarantee the Visqueen effectiveness in radon mitigation.)*
- 4) A 3" corrugated and perforated collection pipe will be installed to connect all areas of the crawl space in a loop.
- 5) A 6 mil. gas resistant bi-ply vapor barrier/membrane will be installed and glued to all perimeter walls/footings of the crawl space (up to 2000 square feet) and all penetrations will be sealed.
- 6) A 4" PVC "T" will be stubbed above the membrane and the suction pipe will exit through an exterior foundation wall and the suction fan will be installed outside the building with the discharge pipe terminating at the edge of the roof.

7) The suction pipe will exit the building through the electrical closet and terminate above the roof directly above the electrical closet as depicted in the attached photographs. Electrical source will come from an existing circuit associated with the units requesting the radon mitigation installation.

8) The suction fan will be located in the electrical closet to lessen associated noise as depicted in the attached photograph.

9) The discharge pipe will be painted to match the exterior colors by the owners of the building.

General Work Description:

- 4" Schedule 40 pipe on all systems.
- 4" ABS pipe on roof discharge
- Color match exterior piping PVC (customers choice)
- Vacuum Meter/performance meter on every system
- Discharge not visible from front of home on roof discharge
- Fire collars
- Trim rings
- NRPP Trained installers
- Job site clean up
- Spray foam on all exterior penetrations
- BBB Accredited Merchant, A+ Rating



Placement of suction fan and discharge pipe in the owner electrical closet.



Roof penetration above Electrical Closet