
Radon Testing and Monitoring Protocol



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Directions:

To confirm that the attached Radon Testing and Monitoring Protocol is implemented within the project, provide a policy detailing each of the following components as it applies to the project. Project Teams must use the document as guidance to detail all of the following components implemented in the project. Official protocols must include protocol implementation dates and be on company letterhead.

A qualifying Radon Testing and Monitoring Protocol must include all of the following:

SECTION 1: Implementation

A qualifying Hazardous Waste Management Policy must apply to the following:

Use only the below implementation section relevant to the specific project:

For all projects:

Evaluation of radon levels must be conducted within the building(s) at the following locations:

- within each Air Handling Unit zone but no less than every 2,000 sqft on floors that are at or below grade
- in spaces that are occupied or intended to be occupied and are located on floors that are at or below grade.
- in spaces that have floors or walls that contact the ground.

MULTI-TENANT BASE BUILDING

Applies to the entire building(s).

SINGLE TENANT BUILDING

Applies to the entire building(s).

COMMERCIAL INTERIOR

Applies to the entire building(s).

SINGLE TENANT RETAIL

Applies to the entire building(s).

MULTI-TENANT RETAIL

Applies to the entire building(s).

MULTIFAMILY RESIDENTIAL

Applies to the entire building(s).

SENIOR HOUSING

Applies to the entire building(s).

SECTION 2: Frequency

- Radon levels must be assessed at all of the following times:
 - within the first year after occupancy (for newly occupied buildings)
 - every two years for projects located in a zone where predicted radon levels are ≥ 2 pCi/L*
 - every 5 years for projects located in a zone where predicted radon levels are below 2 pCi/L*

SECTION 3: Radon Assessment Protocol

- Radon levels assessment must be conducted using one of the following evaluation methods:
 - Short-term:
 - Testing: Two short term test devices are simultaneously placed at each location for a minimum of 48 hours, 4 to 8 inches apart, and results are averaged.
 - Monitoring: A radon monitor that records a minimum of hourly measurements is placed at each location for a minimum of 48 hours, and results are averaged per monitor.
 - Long-term:
 - Testing: One long-term test device is placed at each location for a minimum of 90 days.
 - Monitoring: A radon monitor that records a minimum of hourly measurements is placed at each location for a minimum of 90 days, and results are averaged per monitor.
- Radon level assessment must be conducted using testing or monitoring devices certified by one of the following:
 - the National Radon Proficiency Program (NRPP)

- the National Radon Safety Board (NRSB)
 - local jurisdictions that have a program for evaluating and approving testing or monitoring devices
- Radon testing devices or monitors must be placed:
- a minimum of 3 feet (90 cm) from exterior doors and windows
 - a minimum of 20 inches (50 cm) above the floor
 - a minimum of 1 foot (30 cm) from the exterior wall of the building
 - a minimum of 1 foot (30 cm) below the ceiling
 - a minimum of 4 inches (10 cm) from other test detectors and objects or surfaces.

SECTION 4: Radon Level Parameters

- Evaluation of radon levels must confirm that the following metrics are met, as applicable:
- below 4pCi/L (.148Bq/L) if using a long-term test or monitor
 - below 2pCi/L (.074Bq/L) if using a short-term test or monitor

Note:

*Predictions for radon levels can be found on the Map of Radon Zones (found at www.epa.gov/radon/epa-map-radon-zones) must be published in the past 5 years. For projects outside the U.S. projects should use regional radon risk maps. If no regional radon maps are available, testing should occur every two years.