

RADON MITIGATION SYSTEM REQUIRED

New Radon Law Became Effective June 1, 2013

- Per the State of Illinois, effective June 1, 2013, all new construction of single-family homes or dwellings containing 2 or fewer apartments, condominiums, or town houses must have a **passive radon system** (pipe) installed. The installation of this radon resistant construction may be performed by a residential building contractor, one of the subcontractors or a radon contractor during new residential construction. A passive radon mitigation system does not have a power fan.

Only a radon mitigation contractor licensed by the Illinois Emergency Management Agency may install a radon vent fan or upgrade this passive new construction pipe to an active **radon mitigation system**. A permit is required.

- Radon tests from more than 118,000 homes across Illinois found that more than 41 percent had radon levels above the recommended level for taking action. Radon is a colorless, odorless, tasteless radioactive gas that comes from the radioactive decay of naturally occurring uranium.
- Radon is the second leading cause of lung cancer in the U.S. and the leading cause among non-smokers. The limit before a radon mitigation system needs to be installed is 4 pCi/L (picocuries per liter of air) as set by the US Environmental Protection Agency. A picocurie is the most popular method of reporting radon levels and gets its name from Madame Curie. It represents the radioactivity associated with one gram of radium, according to the U.S. Radon Management, Inc., nationwide radon reduction experts.
- If a house has a passive mitigation system installed, but still tests over the limit, the passive (no power fan) system will need to be converted to an active (power fan added) radon mitigation system.
- While a homeowner or general contractor can install a passive mitigation system, only a state licensed radon mitigation contractor can activate an existing passive radon system or install an active mitigation system.
- Residents who have questions about radon should refer to the Illinois Emergency Management Association regarding radon at www.radon.illinois.gov.
- For questions relating to permits or the mitigations systems, please contact the Elmhurst Community Development Department at 630-530-3030.