TOWN OF WELLS
AFFIDAVIT OF THE RADON INSTALLATION

PROPERTY ADDRESS: _____ **Map & Lot**: _____

RADON SYSTEM REQUIREMENTS

Radon removal systems are now required in new low rise residential buildings, per the Maine Uniform Building and Energy Code, which is in effect Statewide.

By signing this document, you verify that the radon system installation meets or exceeds the requirements in ASTM E 1465-08 which can be found at www.wellstown.org

- A minimum of a 20' length of perforated 4" PVC pipe, or a loop if it has been installed underneath the basement slab, in crushed stone, (the "soil gas collector"), with a tee in it that comes up through the floor and has been installed in accordance with. [6.4.2]. If the application included foundation drainage piping to also be the radon collection pipe running into a sump, it has been installed with a check valve, before leaving the building, as detailed [6.4.4.32]

- A 10-mil polyethylene "soil gas retarder" with 12" overlapped seams over the crushed stone has been installed.

- A 4" non-perforated schedule 40 PVC pipe, running up through the building, within the thermal envelope, and through the roof, with space near the roof, or above it, for a fan to be added if needed. Buildings with a footprint under 1500 square feet are permitted to use a 3 inch above ground pipe when air leakage into the gas permeable layer is expected to be low over the life of the building. The system is under negative pressure where it passes through the house. The fan cannot be in the basement. Near the roof, there must be space for a 2' diameter x 3' tall cylinder of clear space, in case a fan is needed, an electrical feed from the panel provided to that space, whether the system has a fan or not has been installed.

- The radon system does not suck clean air from the foundation drain system from the outdoors through the foundation drainage. All interior building foundation drainage discharges into a sump in the floor of the basement or crawl space with a check valve in the discharge line with a bolted, gasketed lid (6.2.4.2, and Figures 9 & 10J)

- The check valve will be normally shut, keeping outdoor air out, unless water pushes it open. If the exterior drainage is piped into an indoor sump, it will be pumped away. If this property is flat, where you can't daylight the end of the drainpipe, the same setup has been installed as required.

- The vent stack runs inside the thermal envelope of the building, and terminates above the roof, at least 10' above ground, at least 2' above, or 10' away (horizontally) from any opening into conditioned or occupiable space in the building, or the top of a chimney. The same separation requirements apply to adjacent buildings and have been addressed where required.

- The system can be designed with or without a fan [minimum 75 cfm]. A radon test must be conducted [6.9.5], and a reading below 4 picocuries is required for occupancy of the structure. This requirement is between the contractor and owner. If a passive system (no fan) yields a reading higher than that, then the fan is added and the test redone.

By signing below, I attest that I have installed the above Installation(s) and certify that it meets all Standards and rules in accordance with ASTM E 1465- 08.

_____ _____ _____

Name (Printed) Signature Date

Name of Company: _____
(printed)

Address: _____ City/Town: _____ State: _____ Zip: _____
(printed)