



REDLAND STATION HOMES ASSOCIATION

Architectural Control Committee (ACC) 2023 Appendix A to Standards

RADON AND RADON MITIGATION SYSTEMS

Naturally occurring Radon gas inside a home is an increasing concern. Both Montgomery, MD and the EPA provide guidance on Radon - (<https://www.montgomerycountymd.gov/green/air/radon.html>; <https://www.mymcmedia.org/radon-testing-of-rental-units-required-as-of-july-2023/>); (<https://www.epa.gov/radon>). Redland Station is in an area with the potential for Radon.

Please note, the maps at the links show overall levels; individual areas may have a lower level. The construction of the house is also key — houses with lower levels that open in the yard are less likely to have issues (opening windows at the lowest level can lower the reading). Homes built after 1995 are required by the County be constructed to resist Radon entry. Redland Station was built in the early 1970's.

If an owner/resident is concerned, the links above give guidance for purchasing an approved testing kit through approved professionals. Winter is the best season to test for Radon as levels are higher when windows and doors are shut tight.

One can find at the links above Montgomery County regulations regarding testing of older homes for Radon during house sales and house rentals as well as requirements for newly constructed houses.

If an owner finds the Radon does need to be vented, there are contractors who specialized in Radon mitigation systems. **The Architectural Control Committee (ACC) has jurisdiction over the appearance of the system on the exterior of the house. Every system before construction requires a completed and approved ACC application.**

An application should include a picture of the proposed location on the exterior of the house, and a description of the system, including the model # for the fan, the type of pipe (diameter, material, shape and color), its placement on the house **(must be on the back of the house - both pipe and fan)**, and how it vents.

Drawings or annotated photos are desirable.

Owners may want to contact a contractor while preparing the application — to ensure that the contractor is credentialed and gives a free estimate, (again, see the links above). Owners may also wish to contact the ACC either in person or through an email before submitting an application.

The ACC understands that owners might not want a Radon mitigation system inside living areas. **So, except for inside piping necessary to pull out the gas or to vent through the roof, Radon mitigation systems must go outside at the back of the house.** The exhaust fan should be at the lowest level outside. The fan is generally white or light colored. The fan must be hidden either behind plantings or in a box painted the official trim color or siding color or a shade to match the brick as needed.

The venting system is constructed of PVC pipe; pre-colored brown PVC pipe in a rectangular profile is preferable. If the pipe is not pre-colored, it must be painted to be as unobtrusive as possible, either siding color or to match the brick. The ACC understands while reviewing applications that the placement of the system may determine the color. Remember, like exhaust fans, the fewer bends in the pipe, the easier it moves gases.

Specifications on Radon mitigation systems suggest that venting straight out into the yard only recycles the radon back into the ground. Venting is therefore generally straight up. Systems generally go up above the roof. Radon mitigation systems will be influenced by the amount of roof overhang, placement of drainpipes, and placement of windows.