



CRCPCD Update

**EPA Tri-Regional Radon Stakeholder Meeting
April 23-24, 2024**

***Joshua Kerber, Chair CRCPCD E-25
Committee on Radon***

A Partnership Dedicated to Radiation Protection

Introduction to CRCPD

Conference of Radiation Control
Program Directors, Inc.

www.crcpd.org



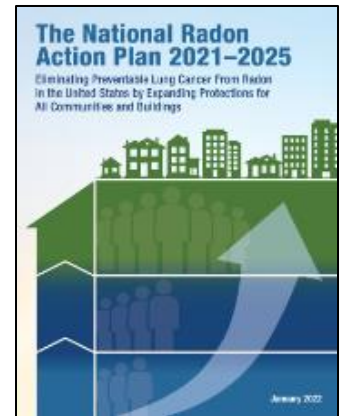
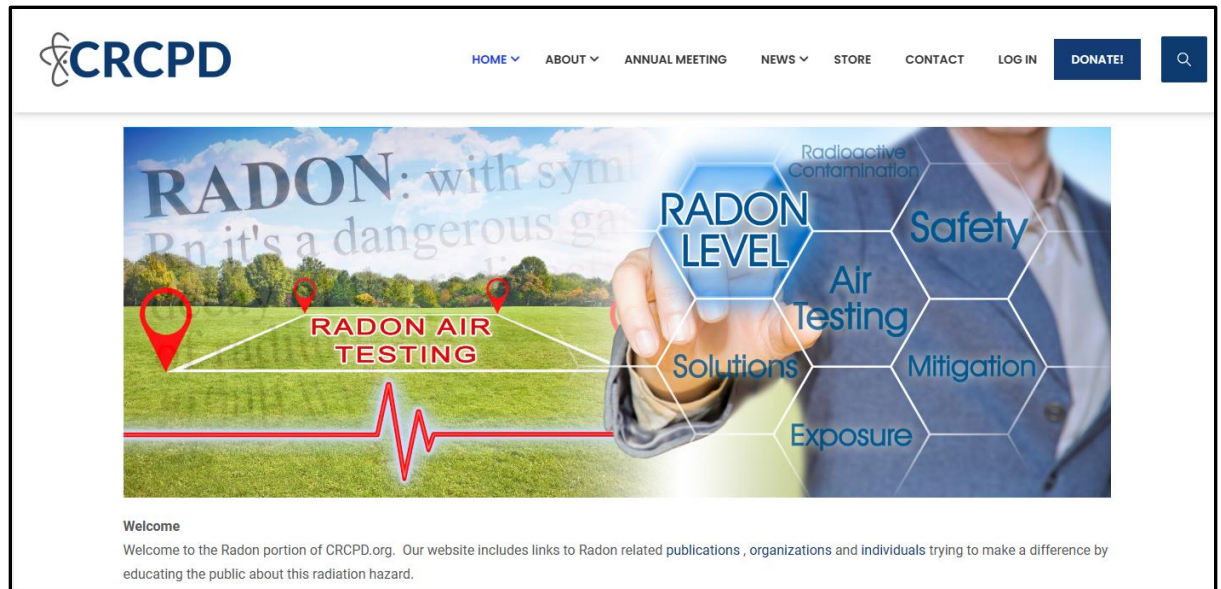
501(c)(3) nonprofit non-governmental professional organization dedicated to radiation protection.

CRCPD's mission is "to promote consistency in addressing and resolving radiation protection issues, to encourage high standards of quality in radiation protection programs, and to provide leadership in radiation safety and education.

CRCPD's primary membership is made up of radiation professionals in State and local government that regulate the use of radiation sources. Anyone with an interest in radiation protection is eligible to join.

CRCPD and Radon

- State Radon Programs
- Partnerships
- Annual Conference/Symposium
- National Radon Action Plan (NRAP)
- International Atomic Energy Agency (IAEA)
- E-25 Committee on Radon
- SSR-R Committee on Suggested Radon Regulations
- www.Radonleaders.org (Radon Leaders Saving Lives) web portal



Radon Leaders Saving Lives

<http://www.radonleaders.org/>

RADONLEADERS.ORG

ABOUT ▾ RESOURCES ▾ CONNECT ▾ DISCUSS ▾ NRAM ▾ CONTACT ▾

Log in | 

Radon Leaders Saving Lives

Test. Fix. Save a Life!

Our
Partners



Conference
of
Radiation
Control
Program
Directors



The
American
Association
of Radon
Scientists
and
Technologist.



Environmental
Protection
Agency



Centers for Disease Control and Prevention
CDC 24/7: Saving Lives. Protecting People™

E-25 Committee on Radon

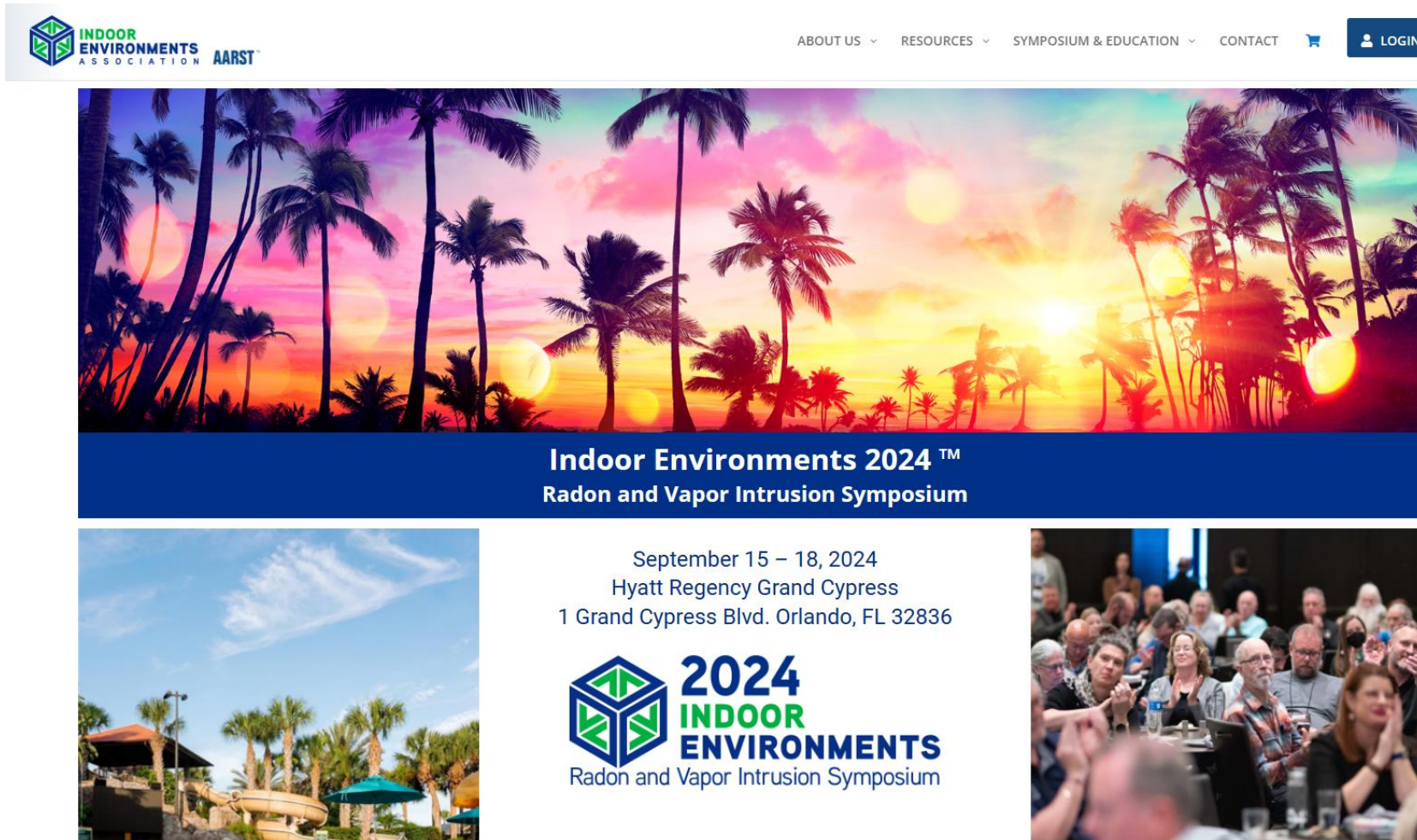
CRCPD Working Group Fact Sheet	
E-25 Committee on Radon May 2022	
Chairperson: Joshua Kerber (MN) 06/13 Email: Joshua.kerber@state.mn.us	
Continuous Working Group (Rotation required annually, last rotation 4/22)	
Members	Advisors
Eleanor Divver (UT) 02/17 Denise Bleiler (PA) 10/18 Brian Giancola (NJ) 2/21 Chrys Kelley (CO) 10/16 Leslie Smith (MI) 10/21*	Kim Steves (KS) 12/11 Angela Tin (IL-Affil) 10/12 Melinda Enstrom (IL) 08/15* Natalia Deardorff (CA) 09/18 Pat Daniels (IL) 10/18 Michelle Thompson (VT) 2/22 Ellen Zoeller (NE) 3/22 Maria Coons (PA) 3/22 Allison Sullivan (CT) 10/18
Consultant Brandy Toft (NTAA-Affil) 10/18	Working Group Interactive Resources:

CRCPD Working Group Fact Sheet	
E-25 Committee on Radon May 2022	
Charges:	
<ol style="list-style-type: none"> 1. Review and comment, as resources are available, on draft and existing publications, standards, and policies. [G2 - O1, O2] 2. Plan the agenda and assist in the coordination of the National Radon Training Event. [G3 -O3, O4] [G2-O1, O2] 3. To provide liaison for CRCPD with the American Association of Radon Scientists and Technologists (AARST). [G5 - O1, O2, O3] 4. Develop and provide technical training to support state radon activities in conjunction with the National Radon Training Event, and as needed. [G3-O1, O3] 5. Coordinate the judging of the National Radon Poster and Video Contest. [G2 – O2] [G5 –O2] 6. Maintain an email distribution list of state and tribal radon contacts. 	
<p>Note: When a Letter/Number combination appears in brackets after a charge, it denotes how the charge links to CRCPD's Goals and Objectives, as listed in CRCPD's Strategic Plan.</p>	
<p>If interested in serving on this working group, contact the Chairperson at Joshua.kerber@state.mn.us</p>	

E-25 Committee on Radon

<https://aarst.org/symposium/>

National Radon Training Conference – Liaison with IEA (AARST)



The screenshot shows the website header with the AARST logo and navigation links: ABOUT US, RESOURCES, SYMPOSIUM & EDUCATION, CONTACT, and LOGIN. The main banner features a tropical sunset with palm trees and the text: **Indoor Environments 2024™**
Radon and Vapor Intrusion Symposium

September 15 – 18, 2024
Hyatt Regency Grand Cypress
1 Grand Cypress Blvd. Orlando, FL 32836

2024 INDOOR ENVIRONMENTS
Radon and Vapor Intrusion Symposium




The banner also includes two images: a tropical resort scene on the left and a group of people at a conference on the right.



E-25 Committee on Radon


For More Information:
Eleanor Divver (edivver@utah.gov)

National Radon Poster & Video Contest

DAD'S GAS
SMELLY & GROSS BUT
NOT DANGEROUS


  

RADON 

**COLORLESS, ODORLESS
& VERY DANGEROUS**

**DON'T WAIT!
GET YOUR HOME
TESTED TODAY!**

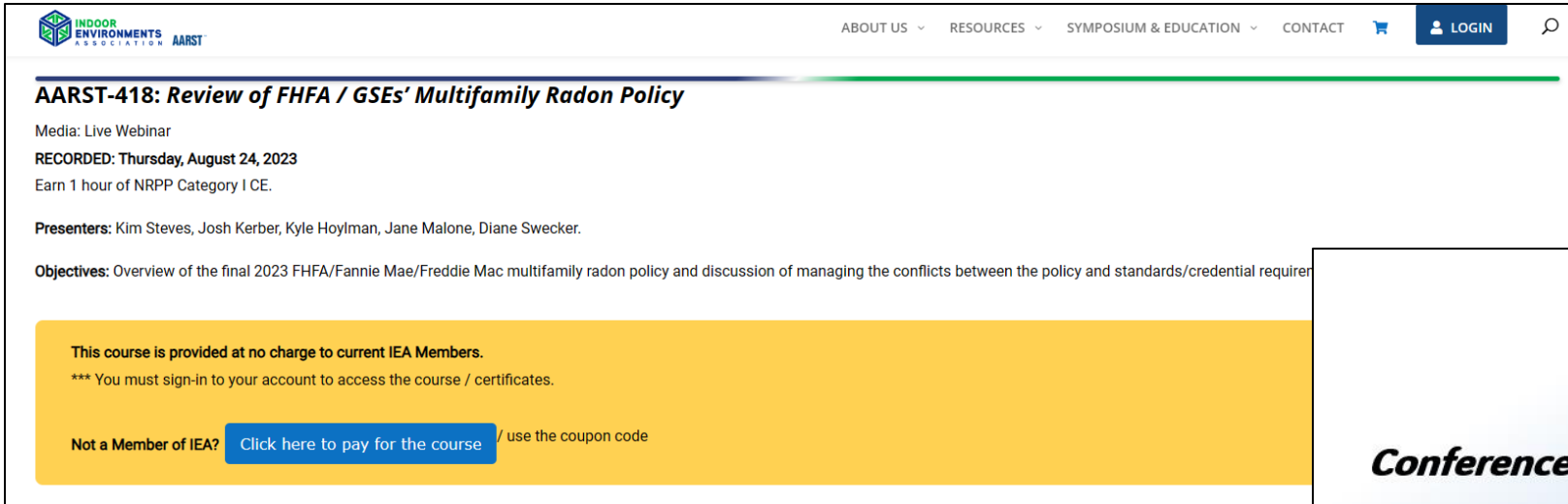
Scan to learn more
about Radon



sosradon.org

E-25 Committee on Radon

FHFA Outreach and Education – Coordination with AARST and EPA



The screenshot shows the AARST website interface. At the top left is the logo for the Indoor Environments Association (IEA) and AARST. The navigation menu includes 'ABOUT US', 'RESOURCES', 'SYMPOSIUM & EDUCATION', and 'CONTACT'. A 'LOGIN' button is visible on the right. The main content area features the course title 'AARST-418: Review of FHFA / GSEs' Multifamily Radon Policy'. Below the title, it indicates the media type is a 'Live Webinar', recorded on 'Thursday, August 24, 2023', and offers '1 hour of NRPP Category I CE'. The presenters listed are Kim Steves, Josh Kerber, Kyle Hoylman, Jane Malone, and Diane Swecker. The objectives provide an overview of the final 2023 FHFA/Fannie Mae/Freddie Mac multifamily radon policy and discuss managing conflicts with standards and credential requirements. A yellow banner at the bottom of the screenshot states: 'This course is provided at no charge to current IEA Members. *** You must sign-in to your account to access the course / certificates. Not a Member of IEA? [Click here to pay for the course](#) / use the coupon code'.



The image displays the CRCPD logo, which consists of a stylized atomic symbol followed by the letters 'CRCPD'. Below the logo is the full name 'Conference of Radiation Control Program Directors, Inc.' in a bold, italicized font. The main title of the event, 'State Radon Requirements in Multifamily Housing', is centered in a large, bold, black font. The date 'March 5, 2024' is positioned at the bottom of the text area.



A Discussion of the FHFA Radon Policy

FHFA Radon Policy – Who is the FHFA



- Responsible for the effective supervision, regulation, and housing mission oversight of Fannie Mae and Freddie Mac (the Government Sponsored Enterprises “GSEs”)
- Since 2008, FHFA has also served as conservator (receiver) of Fannie Mae and Freddie Mac
- FHFA mission: Ensure the regulated entities fulfill their mission by operating in a safe and sound manner to serve as a reliable source of liquidity and funding for the housing finance market throughout the economic cycle
- FHFA issued directive to the GSEs to develop multifamily radon policy in February 2021
- Policy in effect for loan applications on or after 7/1/2023

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

States which do not have radon laws/regulations

<https://www.fhfa.gov/Media/Blog/Pages/FHFA-Increases-Radon-Testing-Requirements-at-Enterprise-Backed-Multifamily-Properties.aspx>


States which do have radon laws/regulations

<https://sosradon.org/state-mf-requirements>

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Note—ANSI/AARST MAMF and MALB consolidated into a single publication


ANSI/AARST **MA-MFLB 2023**



An American National Standard

AARST CONSORTIUM **ANSI**

Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings



AARST CONSORTIUM ON NATIONAL STANDARDS
www.standards.aarst.org

Copyright © 2023 AARST 527 N Justice Street, Hendersonville, NC 28739


What are standards?

<https://aarst.org/>



Note—ANSI/AARST RMS-MF and RMS-LB consolidated into a single publication

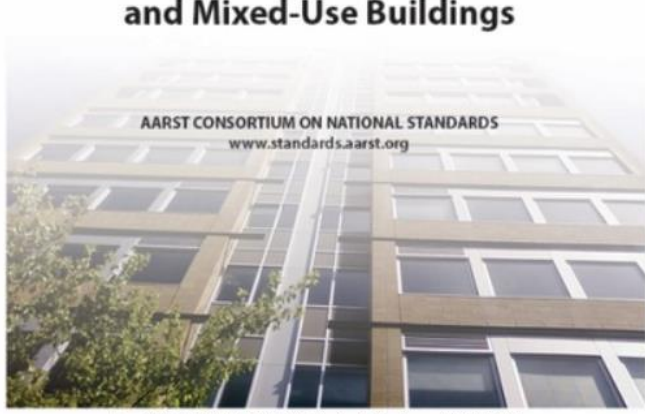
ANSI/AARST **SGM-MFLB 2023**



An American National Standard

AARST CONSORTIUM **ANSI**

Soil Gas Mitigation Standards for existing Multifamily, School, Commercial and Mixed-Use Buildings



AARST CONSORTIUM ON NATIONAL STANDARDS
www.standards.aarst.org



Copyright © 2023 AARST 527 N Justice Street, Hendersonville, NC 28739

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Examples of differences between the FHFA Radon Policy and the ANSI/AARST multi-family radon standards:

- Standards require a certified radon professional, FHFA Policy relies on an 'Environmental Professional'
- Standards require 100% of ground floor units to be tested for radon, FHFA Policy requires $\geq 25\%$
- Standards require a building-wide mitigation/clearance, FHFA Policy only requires those units which have elevated radon tests to be mitigated.
- Both require that state laws and regulations be followed

FHFA Radon Policy And HUD Radon Policy Are Not The Same

Building-Wide Testing Policies

Requirement	HUD FHA Multifamily Lending	FHFA Multifamily Lending
Test Ground Contact Units	100% in every building	25% property wide and at least one unit per building
Testing Standard	EPA-recommended ANSI-AARST MA-MFLB Standard	None
Testing Performed by:	Certified (licensed if applicable) radon professional	Environmental professional (in 30 states: no radon expertise)
Mitigate	If any unit in building above 4 Ci/L, mitigate the building	If any unit in building above 4 Ci/L, mitigate that unit
Mitigation Performed by:	Certified (licensed if applicable) radon professional	Certified (licensed if applicable) radon professional

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

When a state requires the radon professional to be certified by a national certification body but does not have any other specific radon laws or regulations – what does that mean?

Radon Professionals certified by a National Proficiency Program are required to provide services in accordance with the ANSI/AARST Radon Standards and applicable laws, regulations, and codes.

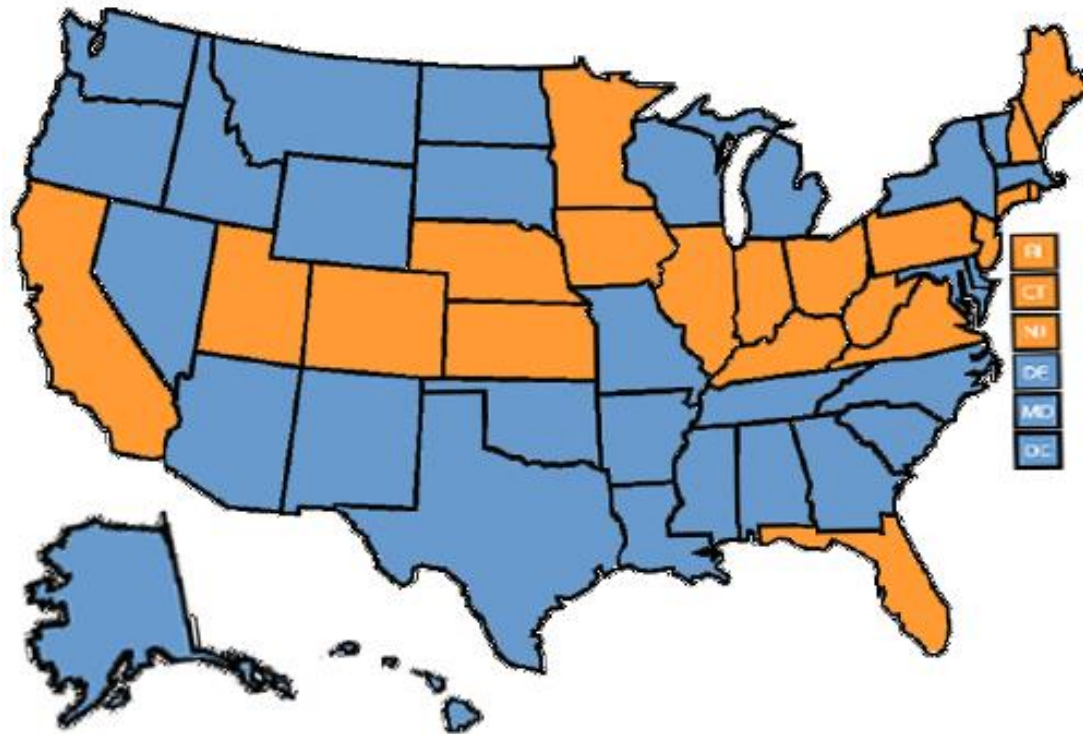
STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Expectations in states where radon is not regulated – what does that mean for a Fannie Mae or Freddie Mac loan?

<https://www.fhfa.gov/Media/Blog/Pages/FHFA-Increases-Radon-Testing-Requirements-at-Enterprise-Backed-Multifamily-Properties.aspx>

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

What states do have radon laws or regulations?
What do those laws say about multi-family buildings?



- [FAQ – Got Radon? Get Answers!](#)
- [Testing](#)
- [Results: What do they mean?](#)
- [Radon in Real Estate](#)
- [Mitigation](#)
- [Radon Resistant New Construction \(RRNC\)](#)
- [Health Effects](#)
- [EPA Consumer Publications](#)
- [Radon in the Media](#)
- [Standards and Certifications](#)
- [State Radon Programs Information](#)
- [Research](#)
- [Radon in Schools](#)
- [Education Resources](#)
- [National Radon Poster Contest Archive 2007-2015](#)
- [Radon Organizations](#)
- [EPA Radon](#)
- [Contact Us](#)

Translate Site

What is Radon?

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Testing for it is the only way of telling how much is present.

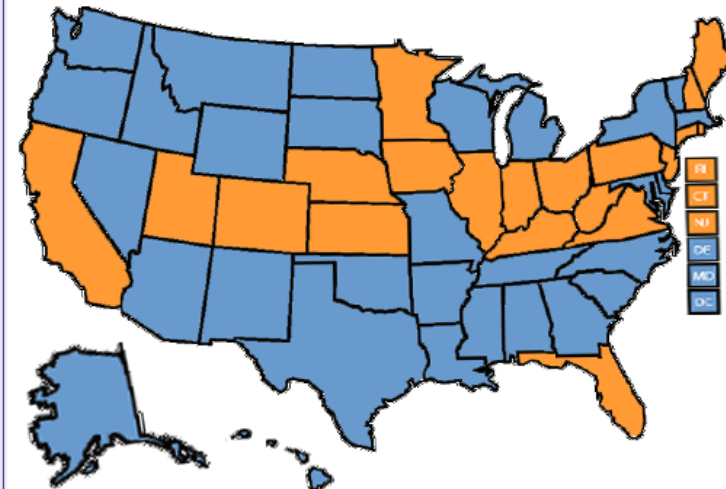
State Multi-Family Radon Measurement Requirements

The following information lists multi-family radon measurement requirements by state. This is an evolving list. Please reach out with any updates through the contact us link to the left.

For detailed questions, please contact the state radon office - listed under [State Radon Program Information](#).

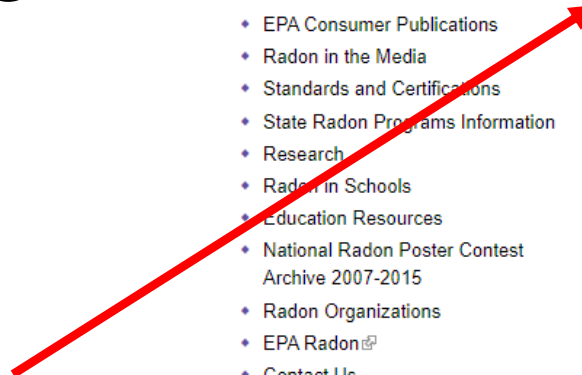
Summary Table and Overview

Click Your State to See your State Multi-Family Radon Measurement Requirements



STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Summary Table



STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Summary Table

State Multi-Family Radon Measurement Requirements - March 2024

State	Certification/ License Required (Y/N)	Disclosure Required (Y/N)	Multi-family Measurement Standards Adopted (Y/N)	Multi-family Mitigation Standards Adopted (Y/N)
CA	Y	Y	N	N
CO	Y	Y	Y	Y
CT	Y	Y	N	N
FL	Y	Y	N	N
IL	Y	Y	N	N
IN	Y	Y	Y	Y
IA	Y	Y	Y	N
KS	Y	Y	Y	Y
KY	Y	Y	Y	Y
ME	Y	Y	N	Y
MN	Y	Y	Y	Y
NE	Y	Y	Y	Y
NH	Y	Y	N	N
NJ	Y	Y	Y	Y
OH	Y	Y	N	N
PA	Y	Y	Y	Y
RI	Y	Y	Y	Y
UT	Y (Mitigation Only)	N	N	N
VA	Y	Y	Y	Y
WV	Y	Y	N	N

Summary Table

State Multi-Family Radon Measurement Requirements - March 2024

CA.....	3
CO	4
CT	6
FL.....	7
IL.....	8
IN.....	9
IA.....	10
KS	12
KY	13
ME.....	14
MN	16
NE.....	17
NH.....	19
NJ	20
OH.....	22
PA.....	23
RI.....	24
UT.....	25
VA.....	26
WV	27

2

State Multi-Family Radon Measurement Requirements - March 2024

CA - California

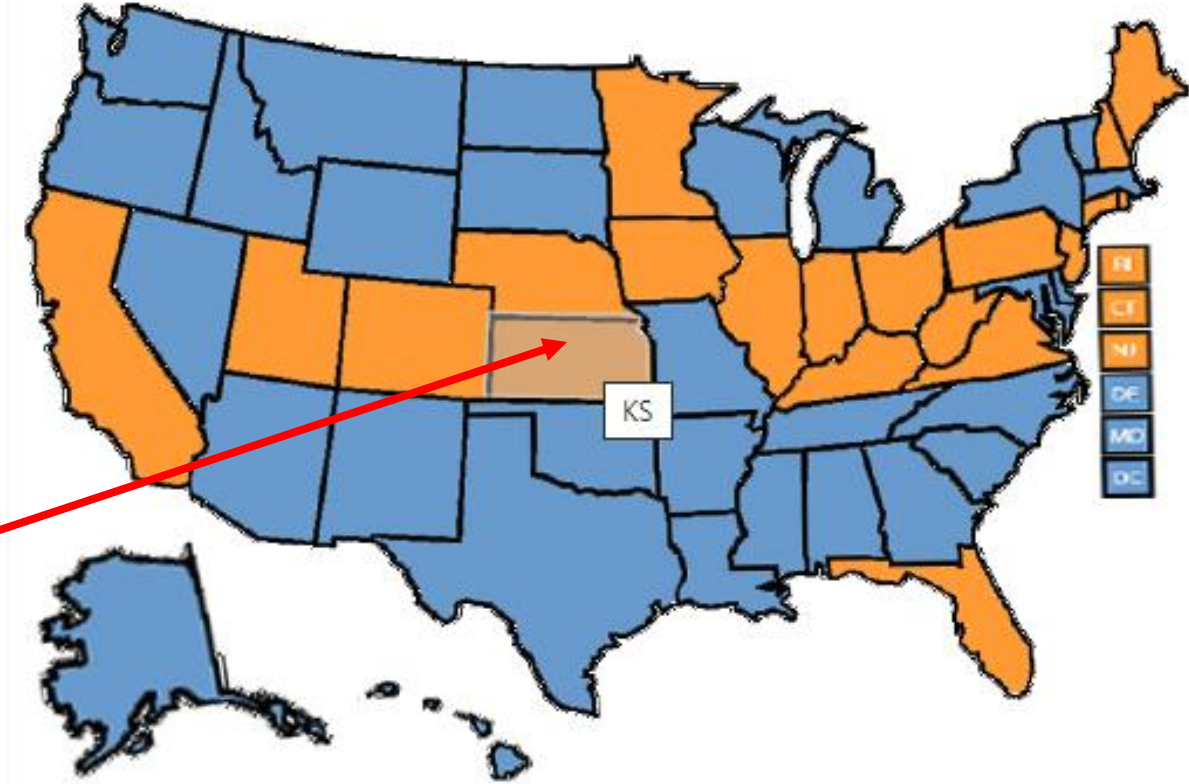
CREDENTIAL - CA requires private certification for radon measurement and mitigation professionals in California, either through the National Radon Proficiency Program (NRPP) or the National Radon Safety Board (NRSB). Professionals must also submit their certificate of completion for these courses to the state health agency, who will then make a list of these certified individuals publicly available.
Source: [California Civil Code §§ 1102--1102.18](#)

DISCLOSURE - Sellers of real property of up to four (4) residential units are required to disclose the presence of radon to buyers.
Source: [California Civil Code §§ 1102--1102.18](#)

3



Click Your State to See your State Multi-Family Radon Measurement Requirements



STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Select the state of
interest on the map

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

CREDENTIAL

- KS Requires a state license for radon measurement and mitigation professionals.
- Source: [K.S.A. 2010 Supp. 48-16a01 through 48-16a12 \(pdf\)](#); [K.A.R. 28-35-600 through 28-35-608 \(pdf\)](#)

STANDARDS

- ANSI-AARST (in effect October 27, 2023)
 - Includes:
 - Single family homes -
 - ANSI/AARST MAH 2019 - Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes;
 - ANSI/AARST SGM-SF 2017 with 12/20 Revisions – Soil Gas Mitigation Standards for Existing Homes
 - Multi-family homes -
 - ANSI/AARST MAMF 2017 with 1/21 Revisions – Protocol for Conducting Measurement of Radon and Radon Decay Products in Multi-Family Buildings;
 - ANSI/AARST RMS-MF 2018 with 12/20 Addenda – Radon Mitigation Standards for Multi-Family Buildings
 - Schools and Large Buildings -
 - ANSI/AARST MALB 2014 with 1/21 Revisions – Protocol for Conducting Measurements of Radon and Radon Decay Products in Schools and Large Buildings;
 - ANSI/AARST RMS LB 2018 with 12/20 Revisions – Radon Mitigation Standards for Schools and Large Buildings- Source: [Kansas Register, Article 35, Vol. 42, No. 41, October 12, 2023](#); [Kansas Department of Health & Environment \(KDHE\): Kansas Measurement Standards/Protocols](#)

REPORTING

- KS Requires those performing radon testing, analysis or mitigation to report the results and other information to the Department within 90-days of the service, subject to certain limitations, and provides that such information is confidential.
- Source: [K.S.A. 2010 Supp. 48-16a01 through 48-16a12 \(pdf\)](#); [K.A.R. 28-35-600 through 28-35-608 \(pdf\)](#)

DISCLOSURE

- KS Requires every contract for the sale of residential real estate to contain a radon notice as specified in the law. Notice includes information about the health effects of radon and a recommendation for radon testing.
- Source: [Kansas Statutes § 58-3078a](#)

STATE MULTI-FAMILY RADON LAWS AND REGULATIONS

Our message to the FHFA lenders/environmental professionals:

**WHEN DOING BUSINESS IN A STATE,
MAKE SURE YOU VERIFY THE RADON
LAWS IN PLACE**



**Conference of Radiation
Control Program Directors, Inc.
(CRCPD)**

www.crcpd.org

A Partnership Dedicated to Radiation Protection