

# Radon Requirements for Non-Residential Buildings

Radon detection and mitigation are required for projects that receive financial assistance from the U.S. Department of Housing and Urban Development, including the CDBG program.

## What is Radon?

Radon is a natural, invisible and odorless gas found in soil and can enter buildings through cracks, posing health risks like lung cancer. Radon is estimated to cause 21,000 deaths per year, making it the second leading cause of lung cancer in the U.S.



The Indiana Department of Health recommends testing indoor air. It is crucial for assessing radon levels in buildings. Preventing radon entry is achieved through radon-resistant construction in new buildings and ventilation in existing ones.

## How to Fund:

Radon testing and mitigation costs can be financed through CDBG. Testing expenses are considered allowable administrative costs, while mitigation costs can be included in construction expenses for projects funded by CDBG.

## What Projects Need to Test for Radon?

Buildings that are intended to be occupied for four or more hours at a time must test for radon. There are exceptions for radon testing and mitigation depending on certain conditions. For new construction projects that receive CDBG assistance, it is required to integrate radon mitigation devices into the project's design and construction.

## Conducting Radon Testing

Radon testing for non-residential buildings must be conducted by a certified radon professional with active tester licenses by the Indiana State Department of Health. For more testing information, visit:

[in.gov/health/lead-and-healthy-homes-division/radon-information-contractors/](https://www.in.gov/health/lead-and-healthy-homes-division/radon-information-contractors/)

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## What happens after testing?



If indoor radon levels are 4 picocuries per liter of air or higher, a certified professional should develop a mitigation plan. Radon mitigation systems are permanent installations in buildings, and they work to reduce concentrations of radon gas in breathable air and water supply of inhabited spaces. The plan includes:

- Assessing health risks
- Describing the radon reduction system
- Setting a timeline for implementation and maintenance
- Conducting post-installation testing to ensure levels are reduced below 4.0 pCi/L, preferably below 2.0 pCi/L.

## Mitigation Systems

In new construction, radon reducing construction devices must be included as part of the facility upgrade. Mitigation can be accomplished through underground collection systems that vent gas into the air through an exterior pipe.



## Closeout

When a project involves radon mitigation, the established plan must be implemented and followed by a post-installation test before closeout.

For non-residential sites, testing must be conducted by a licensed professional. If radon levels decrease post-mitigation, the test results must be shared with OCRA.

For any questions or concerns, feel free to reach out to your grant administrator or OCRA at [CDBG@ocra.IN.gov](mailto:CDBG@ocra.IN.gov).