



WILL COUNTY BUILDING DIVISION

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New Illinois State Law proposed effective date, June 1, 2013

Radon Testing Guidelines for Real Estate Transactions

Because of the unique nature of real estate transactions, involving multiple parties and financial interests, the U.S. Environmental Protection Agency designed special protocols for radon testing in real estate transactions. The Illinois Emergency Management Agency (IEMA)-Division of Nuclear Safety has adapted these protocols to conform with its radon regulations.

Recommendations for Real Estate Transactions

IEMA strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. It is not in the best interest of the buyer or seller to rely on a radon measurement performed by anyone other than a licensed measurement professional or technician. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

The occupant of a dwelling may test their own home (except in real estate transactions). Test kits can be obtained from hardware stores and building supply stores as well as on-line. Test kits are available from the Will County Health Department.

If hiring someone to measure radon levels, the individual must be licensed by the IEMA's Radon Program (Radon industry licensing act).

Title 32: Energy Chapter II: Illinois Emergency Management Agency

Subchapter b: Radiation Protection

Part 422: Regulations for Radon Service Providers

www.radon.illinois.gov.

Call the IEMA-Division of Nuclear Safety
Radon Program at: 1(800) 325-1245

IEMA-Division of Nuclear Safety
1035 Outer Park Drive • Springfield, IL 62704
(217) 782-1325 • TDD: (217) 782-6023

Retrofitting a home that already has a radon problem will cost much more.

The cost for "roughing-in" or full installation of radon mitigation equipment during construction of a new home is normally less than \$100, post construction installation of radon mitigation equipment exceeds \$1000 in most cases.

Elevated radon levels have been found thru-out Illinois in each of the three zones. Elevated radon levels (4.0 pCi/L or more) occur in all three zones (all radon is harmful). So, be sure to test your home for radon. Radon is estimated to cause many tens of thousands of lung cancer deaths each year.

The goal of radon-resistant construction is to create a complete barrier between living space and the ground. Stubbing a pipe thru the slab avoids costs later.

1. PVC pipe carries radon from under the slab to above the roof
2. Plastic sheeting is placed on top of the crushed stone under the slab.
3. Electrical junction box in attic in case radon fan is needed later.
4. Seal and caulk all openings in the concrete.
5. Crushed stone under the slab allows radon to move freely underneath the house.

1st Place
Kick Out Radon



Jacqueline R.
Locke Elementary School, Chicago, IL