Why 100% Ground Contact Testing in Commercial / Multifamily is Imperative

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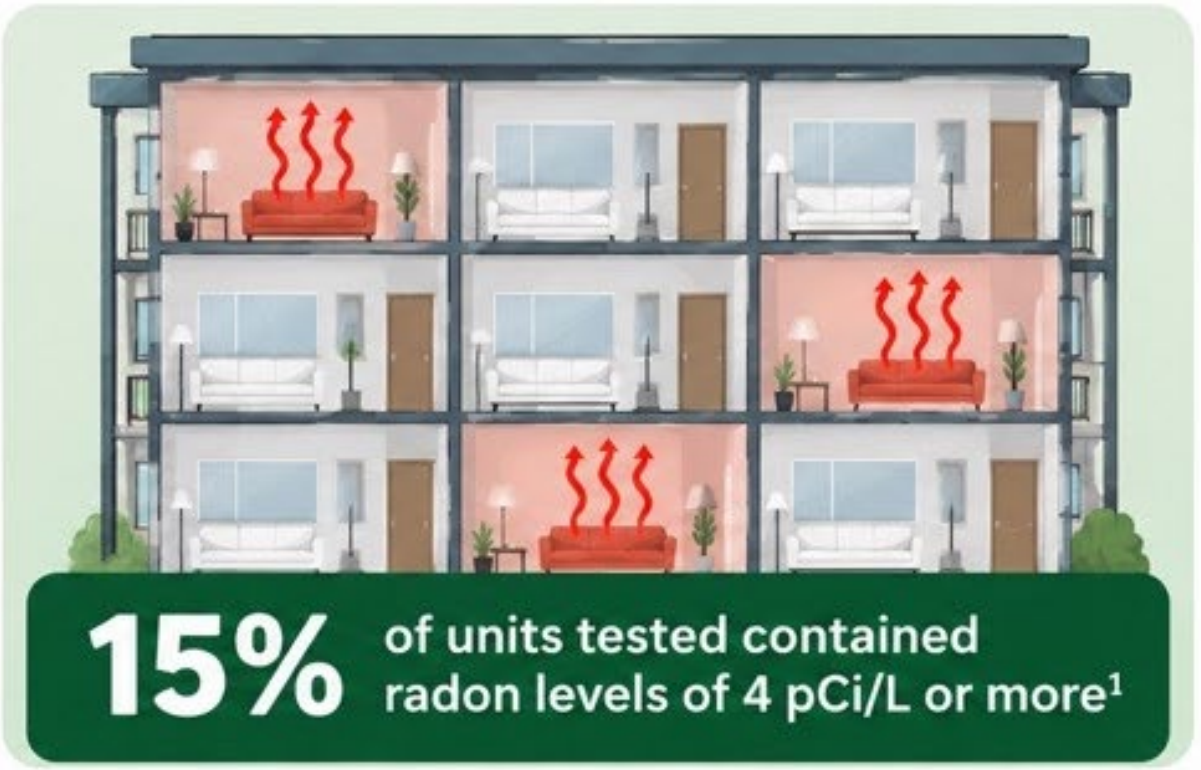


INDOOR ENVIRONMENTS 2026
OCTOBER 4 - 7
NORFOLK
RADON AND VAPOR INTRUSION SYMPOSIUM

How prevalent is Radon in Multifamily?

- **42%** of buildings have at least 1 living unit with radon levels of 4 pCi/L or more[1]
- **15%** of units tested contained radon levels of 4 pCi/L or more[1]





[1]Evaluating and Assessing Radon Testing in Multifamily Housing, Journal of Public Health Management & Practice 28(2):p E525-E532, March/April 2022

US Insured Lending Programs

Radon measurement policies from 2 US government insured mortgage programs allow measurement through partial testing.

Freddie Mac
Multifamily Radon Policy



10% of the total number of ground contact living units, with no fewer than one test per building.

Allows for partial testing in multifamily properties.

HUD Section 232
Mortgage Insurance for Residential Healthcare Facilities



25% of ground contact units/rooms in each building.

If an elevation is found, additional testing to meet compliance with the 100% ground contact testing protocols is required.

What's the chance I miss an elevated unit?

58%
probability
of missing a location with an elevated radon concentration when testing only **10%** of ground contact locations[1]



38%
probability
of missing a location with an elevated radon concentration when testing only **25%** of ground contact locations[1]



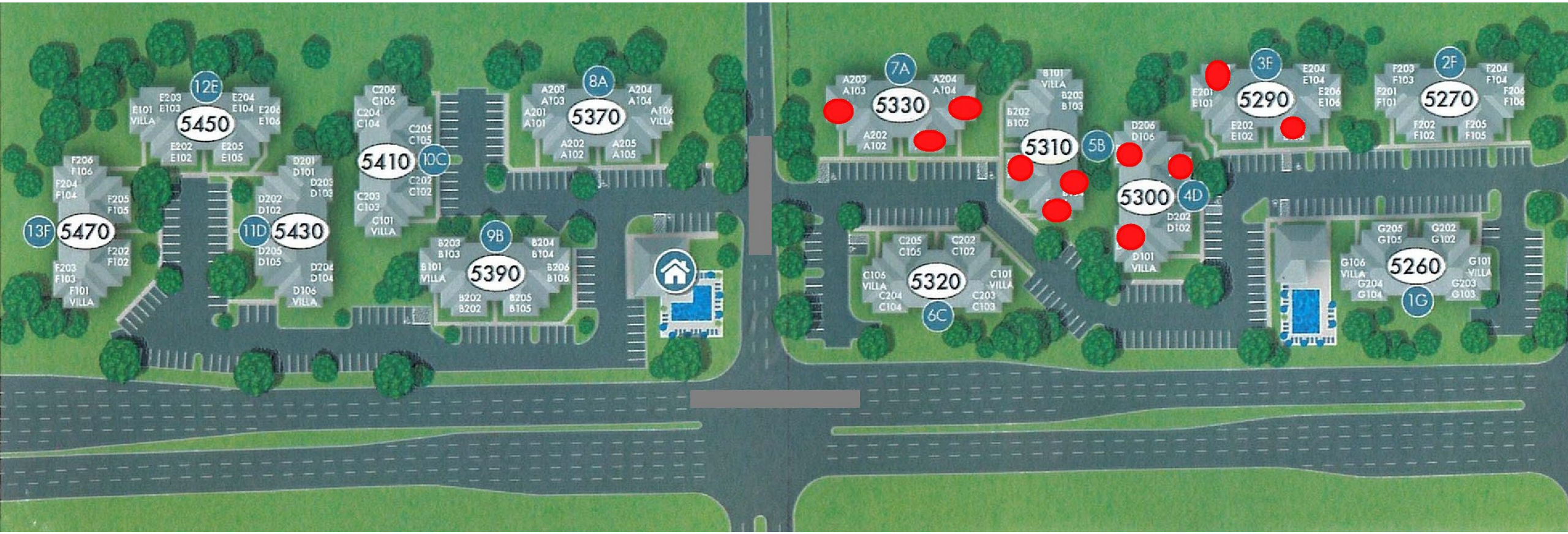


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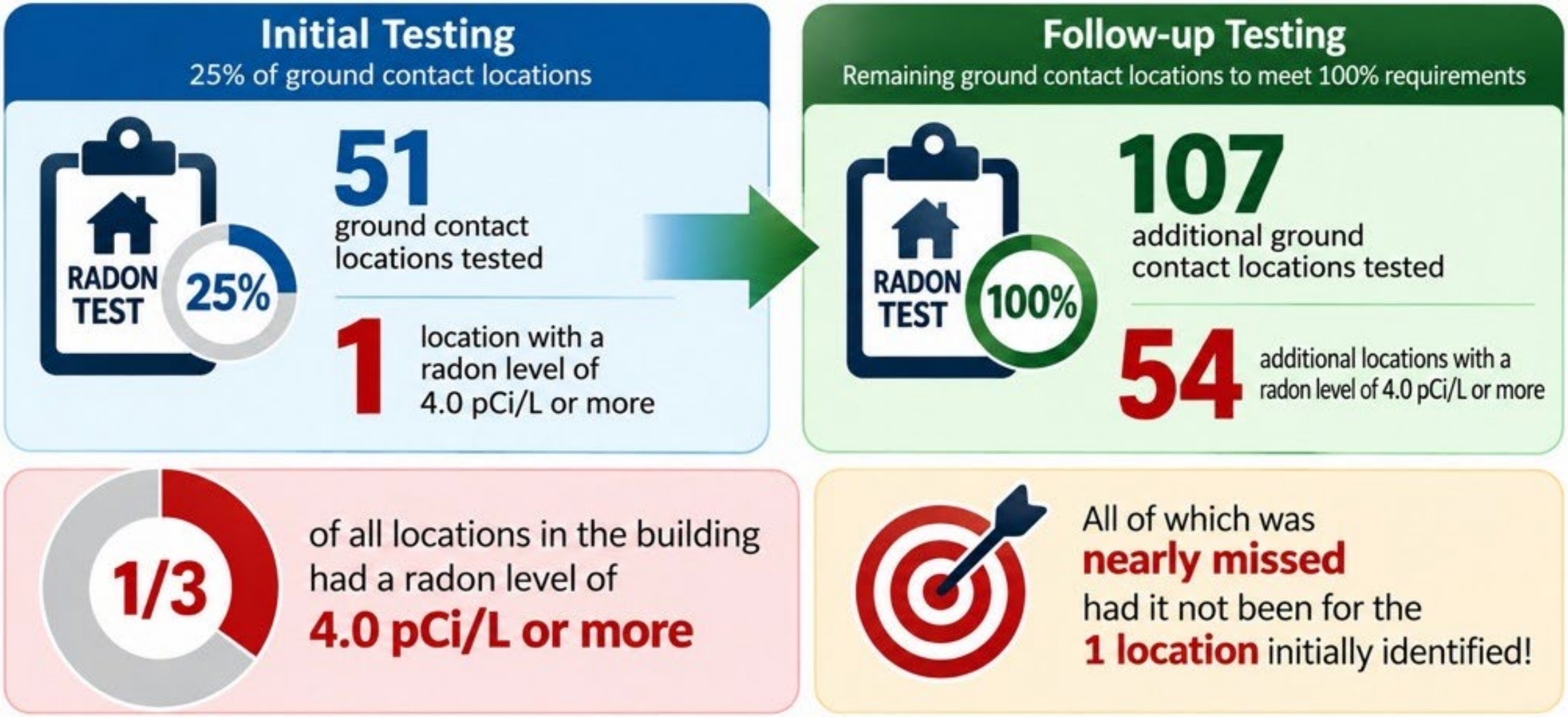
Case Study – Multifamily Site



- 4 buildings with 2 or more elevated locations
- All 4 elevated locations from the initial sampling in 2022 still elevated



Case Study – HUD Healthcare Site



Locations with Radon levels of 4.0 pCi/L or more



The Problem



'Programs created to identify radon concerns in multifamily and healthcare are employing testing strategies that are proven to **miss elevated units.**

Testing protocols **of less than 100%** of GC locations miss locations with elevated radon.



10% GC miss elevated units **58%** of the **time**



25% GC miss elevated units **38%** of the **time**



[1]Evaluating and Assessing Radon Testing in Multifamily Housing, Journal of Public Health Management & Practice 28(2):p E525-E532, March/April 2022

Conforming through Regulation

- The three US federally insured mortgage programs currently require radon sampling to be completed in accordance with state and local regulations.

- How do we combat the less than adequate testing protocols? - State regulation of measurement and mitigation requiring adherence to the ANSI/AARST radon standards



Questions?

