

OM&M Manual for Systems Not Maintained by the Occupant

AN ADDENDUM FOR THE OPERATION, MAINTENANCE AND MONITORING PLAN

Managing the Mitigation System

It is important that property owners and managers maintain and monitor radon system effectiveness for the life of the building. Current and future occupants or purchasers of the property should be able to verify that the minimum requirements of an operation, maintenance, and monitoring plan (OM&M) have been maintained by reviewing the documentation.

Whenever the party responsible for system maintenance and monitoring changes to another party who is not the owner-occupant of the property:

- The OM&M manual and logs shall be provided to the new responsible party.
- The newly responsible parties shall update the contact information on system labels.

Whenever the party responsible for system maintenance and monitoring changes from an independent party to an owner-occupant, the system is to be relabeled as required, and an updated OM&M manual is to be provided to the owner(s).

Radon Measurements

The OM&M manual shall include a summary of the pre- and post-mitigation investigation(s) and, if available, pre-, and post-mitigation test data. See “Radon Test Results” section of the OM&M plan and any attached test reports.

In addition to the “When to Retest” recommendations in the OM&M Plan,

- Test all buildings at the property at least every 5 years. All radon measurements shall be conducted in compliance with ANSI/AARST MALB-MF. The clearance test procedure required includes testing all ground-contact dwellings and non-residential rooms that are occupied or intended to be occupied; not less than 10% of dwellings and non-residential rooms on each upper floor; and any mitigated areas on upper floors.
- After post-mitigation clearance testing and in between 5-year clearance test events, test all previously tested locations and mitigated areas at 2-year intervals, to ensure continued effectiveness. It is permitted to suspend testing at 2-year intervals where the required effectiveness of a mitigation system has consistently demonstrated for a period of not less than eight years, and such systems are:
 - inspected quarterly to verify fan operation,
 - inspected biennially for mechanical equipment performance and integrity, and
 - all buildings at the property and mitigated areas are retested every 5 years.
- Each of these stewardship testing events are to include mechanical inspections conducted by a qualified professional to verify continued performance of equipment.

Maintenance Inspection Checklist for Active Soil Depressurization (ASD) Mitigation Systems

Item	Location	What to Check	Action If Not Working
ASD system fan		Ensure it is labeled, turned on, and not damaged. Verify proper setting if applicable.	Verify fan is powered. Contact licensed installer.
Fan electrical disconnect		Ensure it is labeled, turned on (GFCI not tripped), and not damaged	Reset breaker or GFCI switch
Fan mounting couplings		Ensure couplings are in good condition and clamps are tight	Tighten if needed
Manometer		Verify fluid or indicator is at marked reading	If fluid or indicator is at zero or substantially different, contact licensed installer.
Active notification monitor		Verify monitor is attached, functional, battery/power source is active	See monitor manual for specific functions
Pipe		Ensure pipe is secured to bldg., labeled, sloped, not leaking or damaged, and exhaust flows freely. Ensure pipe penetrations to exterior are sealed (roof or walls), and vent pipe termination point clearances have not changed.	Contact licensed installer
Pipe valves		Verify proper setting	Adjust to marked setting
Sump lids		Check that lid is durable, labeled, sealed, and pumps are functional if installed	Seal as necessary
Sealing (suction points, floor/wall joints, large openings, utility penetrations, block walls if depressurized)		Ensure any sealing is still sufficient and no new openings have occurred	Seal as necessary
Crawlspace Membrane		Membrane labeled, sealed at perimeter and penetrations, and in good condition. No standing water. Suction point free of obstructions and sealed to membrane	Contact licensed installer
Permanent PFE test ports (if applicable)		Check pressure as needed. Verify ports are not damaged. Ensure appropriate closure.	Contact licensed installer
Air-exchanger		Verify it is functional. Check for proper setting. Check filters and air inlets.	Clean or replace filters and inlets. Adjust settings and call a service professional if needed.
Check combustion appliances		Check combustion appliances for signs of backdrafting	Contact HVAC professional

Stewardship obligations require correction and repair of any conditions that are found to indicate component failure or inconsistencies in operating parameters. All maintenance logs, records of repairs, and measurement reports for radon and soil gas concentrations should be retained in the OM&M manual.

Maintenance Log for ASD Mitigation Systems

Inspection performed by	Date of inspection	Notes - Identification of deficiencies found and actions taken