

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
Division of Housing and Community Resources

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**WAP Agency Radon Mitigation System Checklist**

**Radon System Piping Installation Requirements**                      **Yes**   **No**   **N/A**

All vent stacks, manifold and suction point piping is solid, rigid pipe not less than 3 in. inside diameter (ID).                      \_\_\_      \_\_\_      \_\_\_

Manifold piping to which two or more suction points are connected is at least 4 in. ID (unless documentation provided as to why not required in this case).                      \_\_\_      \_\_\_      \_\_\_

All pipe joints and connections are sealed permanently.                      \_\_\_      \_\_\_      \_\_\_

Pre-existing pipes, ducts, or conduits of any kind are not supporting any part of the radon system piping.                      \_\_\_      \_\_\_      \_\_\_

Windows, doors, or accesses to installed equipment are not blocked by radon system piping.                      \_\_\_      \_\_\_      \_\_\_

Supports for radon system piping are installed at least every six (6) feet on horizontal runs.                      \_\_\_      \_\_\_      \_\_\_

Vertical runs are secured at least every (8) feet on runs that do not penetrate floors, ceilings or roofs.                      \_\_\_      \_\_\_      \_\_\_

Suction point pipes are supported and secured in a permanent manner that prevents their downward movement to the bottom of suction pits or sump pits, or into the soil beneath a soil-gas-retarder membrane.                      \_\_\_      \_\_\_      \_\_\_

Horizontal runs in radon system piping are sloped to ensure that water from rain or condensation drains downward into the ground beneath the slab or soil-gas-retarder membrane.                      \_\_\_      \_\_\_      \_\_\_

**Radon Fan Installation Requirements**

The radon fan that is mounted on the exterior of buildings is rated for outdoor use or installed in a weather proof protective housing. (Outside only)                      \_\_\_      \_\_\_      \_\_\_

The radon fan is mounted and secured in a manner that minimizes transfer of vibration to the structural framing of the building.                      \_\_\_      \_\_\_      \_\_\_

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Fan is mounted in a vertical section and a not horizontal section of pipe.

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**General Sealing Requirements**

Openings around the suction point piping penetrations of the slab are sealed, using methods and materials that are permanent and durable.

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Urethane caulk or equivalent material is used, and when the joint is greater than ½ in. in width, a foam backer rod or other comparable filler material is inserted into the joint before the application of the sealant.

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When there are penetrations through a soil-gas-retarder membrane, they are sealed.

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**Sump Pit Requirements**

Sump pits or other large openings in slabs or basement walls that allow a significant amount of soil gas leakage into the basement or air leakage into the sub-floor areas are covered and sealed.

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A sump pit that is covered for radon control purposes has a new trapped floor drain leading to the sump or has a trapped drain installed in the sump pit cover.

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When suction point pipes are installed to draw soil gas from sump pits, the system is designed to facilitate removal of the sump pit cover for sump pit maintenance.

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**Electrical Requirements**

A plugged cord is used to supply power to the radon fan (in the attic), and is no more than 6 feet in length. (Inside only)

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Radon fans, cords, plugs, receptacles, receptacle enclosures, switches, switch enclosures, etc., intended for outside use have a weatherproof and unattended use rating, and are different than what is generally used inside the building. (Outside only)

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**Monitors and Labeling**

The active radon mitigation system includes a mechanism to monitor system performance (air flow or pressure) and provide a visual or audible indication of system degradation and failure.

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The mechanical radon mitigation system’s monitor, such as a manometer type pressure gauge, is clearly marked to indicate the initial pressure readings.

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A system description label is placed on the mitigation system, the electric service entrance panel, or other prominent location.

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The label is legible from a distance of at least three feet and displays the following information:

- the words “Radon Reduction System,”
- the installer’s name and phone number
- the date of installation
- an advisory that the building should be tested for radon, by a person qualified by training and certification and licensure, or the occupant at least every two years or as required or recommended by state or local agencies.

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All exposed and visible interior radon system piping are identified with at least one label on each floor that identifies the pipe as part of a radon reduction system, such as a “Radon Reduction System.” “Radon System Pipe,” “Component of Radon Reduction System,” “Radon Pipe,” etc.

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**Discharge**

The discharge outside the structure, is at least 10 feet above ground level.

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The discharge outside the structure is above the edge of the roof (Whenever practicable, they shall be above the highest roof of the building and above the highest ridge).

\_\_\_ \_\_\_ \_\_\_

The discharge is 10 feet or more away from any window, door, or other opening into conditioned or otherwise occupiable spaces of the structure.

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OR

The radon discharge point is at least 2 feet above the top

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of any window, door, or other opening into conditioned or otherwise occupiable spaces of the structure.      \_\_\_    \_\_\_    \_\_\_

The discharge is 10 feet or more away from any opening into the conditioned or other occupiable spaces of an adjacent building    \_\_\_    \_\_\_    \_\_\_

The vent stack pipe penetrates the roof (if fan is in attic) and the point of discharge is at least 12 in. above the surface of the roof.    \_\_\_    \_\_\_    \_\_\_

The vent stack pipe is attached to the side of the building, and the point of discharge is vertical and a minimum of 12 inches above the edge of the roof and in such a position that it can neither be covered with snow, or other materials nor be filled with water from the roof or an overflowing gutter.      \_\_\_    \_\_\_    \_\_\_

Energy Auditor Signature: \_\_\_\_\_ Date: \_\_\_\_\_