

Jessica L. Jordan Director, Code Compliance 864 467 7247

www.greenvillecounty.org

Date: September 29, 2021

State of South Carolina
The South Carolina Building Codes Council
Molly Price, Administrator
Post Office Box 11329
Columbia, SC 29211-1329

Reference: Request for Appearance at November Meeting

Dear Members of the Council,

Please accept this letter as a request to appear before the South Carolina Building Codes Council at the November 2021 meeting to bring forth to the Council the following issues;

 The continuation of the implementation of Radon Mitigation Controls in Greenville County, pursuant to a request for Local Code Modification based on physical factors, SCCL §6-9-105; Appendix 'F' Residential Code, One and Two Family Dwellings

"SECTION 6-9-105. Variations based on physical or climatological conditions; description of boundaries.

(A) If a municipality or county contends that the codes authorized by this chapter do not meet its needs due to local physical or climatological conditions, the proposed variations and modifications must be submitted to the council.

(B) The council may issue an approval after a finding on the record that the variation or modification provides a reasonable standard of public health, safety, and welfare.

(C) Where a boundary for a physical or climatological condition is referenced in a code, the council, upon adoption of the code, is required to define the boundary so that it approximates the physical or climatological area, using logical geographic features such as major highways, waterbodies, or ridgelines. Political boundaries may not be used unless they approximate the physical area."

A submittal of documentation regarding this item is enclosed.

We thank you for your kind consideration of this request.

Sincerely,

Jessica L. Jordan

Copy: Chrono file



South Carolina Building Codes Council

PO Box 11329 Columbia, SC 29211-1329

Request for Local Code Modification

Jurisdiction's Representative: Darren Brock, CB0	O Title: Building Official
Address: 301 University Ridge, Suite 4100 Gre	eenville SC 29601
Phone: 864-467-5771	E-mail: dabrock@greenvillecounty.org
Signature: Tam Tstock	Date: 09/29/2021

Code: International Residential Code (IRC)			Annandir
eoge: memational residential code (IIC)	_Edition:	2021	Section: Appendix F
Check One: [] Delete and substitute the following [] Delete Type or print proposed modification. Use additional pages if	necessary.	substitution [] Underline New	Add the following [] Modify the following w language. Line Through Deleted Language.
Adopt Appendix F, AF 101.1 thru AF 103.12	2		

Reason: [X] Physical in Nature [] Climatological in Nature

Type or print the reason for the proposed modification. Use additional pages if necessary.

Greenville County is referenced in the IRC as a county with a "High Radon-Potential" (Zone 1) in the 2021 IRC Figures 101 & 103.1 and Table 101.1.

This appendix contains requirements for new construction in jurisdictions where radon-resistant construction is required. These requirements are inteded to provide a passive means of resisting radon gas entry and prepare the dwelling for post-construction radon mitigation, if necessary.

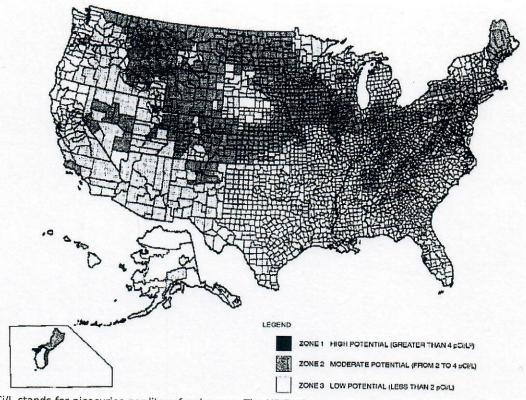


SECTION AF101 SCOPE

AF101.1 General.

This appendix contains requirements for new construction in jurisdictions where radon-resistant construction is required.

Inclusion of this appendix by *jurisdictions* shall be determined through the use of locally available data or determination of Zone 1 designation in Figure AF101.1 and Table AF101.1.



a. pCi/L stands for picocuries per liter of radon gas. The US Environmental Protection Agency (EPA) recommends that homes that measure 4 pCi/L and greater be mitigated.

The EPA and the US Geological Survey have evaluated the radon potential in the United States and have developed a map of radon zones designed to assist building officials in deciding whether radon-resistant features are applicable in new construction.

The map assigns each of the 3,141 counties in the United States to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon-control methods. The radon zone designation of highest priority is Zone 1. Table AF101.1 lists the Zone 1 counties illustrated on the map. More detailed information can be obtained from state-specific booklets (EPA-401-R-93-021 through 070) available through the State Radon Offices or from the EPA Regional Offices.

FIGURE AF101.1 EPA MAP OF RADON ZONES



2021 International Residential Code (IRC)

First Version: Dec 2020

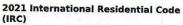
SECTION AF101 SCOPE

TABLE AF101.1 HIGH RADON-POTENTIAL (ZONE 1) COUNTIES^a

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Lauderdale	
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Morgan	
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Santa Barbara	
Ventura	
COLORADO	Carpin House
Adams	
Arapahoe	
Baca	
Bent	
Boulder	
Chaffee	
Cheyenne	
Clear Creek	
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Custer	
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Denver	
Dolores	
Douglas	
El Paso	
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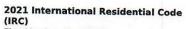
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St. Joseph	
Washtenaw	
MINNESOTA	
Becker	
Big Stone	
Blue Earth	
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Chippewa	
Clay	
Cottonwood	
Dakota	
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2021 International Residential Code (IRC)

First Version: Dec 2020

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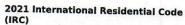
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SpringsJohnsonLaramieLincolnNatronaNiobraraParkSheridanSubletteSweetwaterTetonUintaWashakie

a. The EPA recommends that this county listing be supplemented with other available state and local data to further understand the radon potential of a Zone 1 area.



SECTION AF101 SCOPE

SECTION AF102 DEFINITIONS

AF102.1 General.

For the purpose of these requirements, the terms used shall be defined as follows:

DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a *basement* or *crawl space* footing.

RADON GAS. A naturally occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas, it can move readily through particles of soil and rock, and can accumulate under the slabs and foundations of homes where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-RETARDER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower submembrane air pressure relative to *crawl space* air pressure by use of a vent drawing air from beneath the soil-gas-retarder membrane.

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower subslab air pressure relative to indoor air pressure by use of a vent pipe routed through the *conditioned space* of a building and connecting the subslab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.



SECTION AF101 SCOPE

SECTION AF103 REQUIREMENTS

AF103.1 General.

The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF103.1). These techniques are required in areas where designated by the jurisdiction.

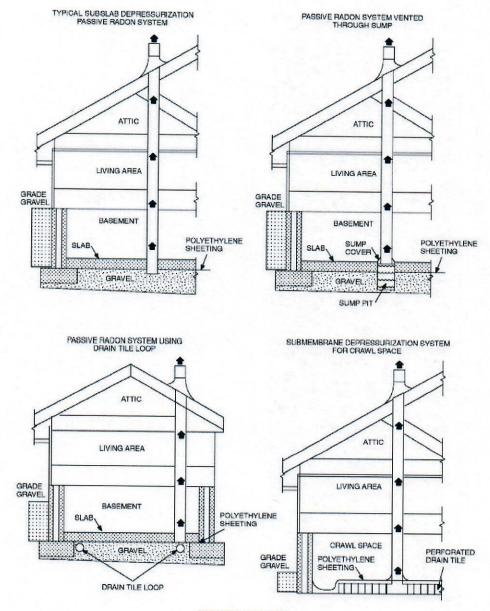
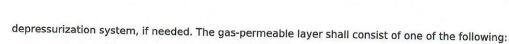


FIGURE AF103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

AF103.2 Subfloor preparation.

A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a subslab





1. A uniform layer of clean aggregate, not less than 4 inches (102 mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51 mm) sieve and be retained by a $^{1}/_{4}$ -inch (6.4 mm) sieve.

2. A uniform layer of sand (native or fill), not less than 4 inches (102 mm) thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.

3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire subfloor area.

AF103.3 Soil-gas-retarder.

A minimum 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soilgas-retarder by bridging any cracks that develop in the slab or floor assembly, and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped not less than 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. Punctures or tears in the material shall be sealed or covered with additional sheeting.

AF103.4 Entry routes.

Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

AF103.4.1 Floor openings.

Openings around bathtubs, showers, water closets, pipes, wires or other objects that penetrate concrete slabs, or other floor assemblies, shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AF103.4.2 Concrete joints.

Control joints, isolation joints, construction joints, and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

AF103.4.3 Condensate drains.

Condensate drains shall be trapped or routed through nonperforated pipe to daylight.

AF103.4.4 Sumps.

Sump pits open to soil or serving as the termination point for subslab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a subslab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped

AF103.4.5 Foundation walls.

Hollow block masonry foundation walls shall be constructed with either a continuous course of olid masonry, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent the passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.4.6 Dampproofing.

The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with Section R406.

AF103.4.7 Air-handling units.

Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.4.8 Ducts.

Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.



Ductwork located in crawl spaces shall have seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AF103.4.9 Crawl space floors.

Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.4.10 Crawl space access.

Access doors and other openings or penetrations between basements and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AF103.5 Passive submembrane depressurization system.

In buildings with *crawl space* foundations, the following components of a passive submembrane depressurization system shall be installed during construction.

Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.

AF103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1.

AF103.5.2 Soil-gas-retarder.

The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gasretarder. The ground cover shall be lapped not less than 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the *crawl space* area.

AF103.5.3 Vent pipe.

A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6 Passive subslab depressurization system.

In *basement* or slab-on-grade buildings, the following components of a passive subslab depressurization system shall be installed during construction.

AF103.6.1 Vent pipe.

A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gastight pipe shall be embedded vertically into the subslab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the subslab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, and terminate not less than 12 inches (305 mm) above the surface of the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6.2 Multiple vent pipes.

In buildings where interior footings or other barriers separate the subslab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.

AF103.7 Vent pipe drainage.

Components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility.

Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the abitable space.

Exception: The radon vent pipe need not be accessible in an attic space where arapproved roof-top electrical supply



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is provided for future use.

AF103.9 Vent pipe identification.

Exposed and visible interior radon vent pipes shall be identified with not less than one abel on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Combination foundations.

Combination basement/crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building depressurization.

Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fireblocking shall meet the requirements contained in Section R302.11.

AF103.12 Power source.

To provide for future installation of an active submembrane or subslab depressurization system, an electrical circuit terminated in an *approved* box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall be accessible in anticipated locations of system failure alarms.

SURGEON GENERAL'S

Table provided by EPA.

c. Mote: Biological Effects of Ionizing Radiation (BEIR) VI Report did not specify excess relative risks for current smokers.

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General Population	Current Smokers '	Иелек 2шокекз	J/i)d
11 out of 100	26 out of 100	36 out of 1,000	50
56 out of 1,000	15 out of 100	18 out of 1,000	01
000, f 1o Juo 24	12 out of 100	15 out of 1,000	8
23 out of 1,000	62 out of 1,000	73 out of 10,000	Þ
12 out of 1,000	32 out of 1,000	37 out of 10,000	7
000,0 f 10,000 €\	20 out of 1,000	23 out of 10,000	22.1
23 out of 10,000	64 out of 10,000	73 out of 100,000	7.

Healthy Peoplie Healthy Conn

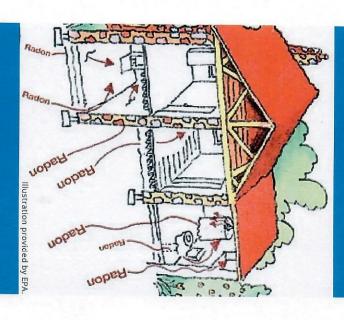
National Radon Safety Board

National Radon Proficiency Program
www.aarst-nrpp.com

Environmental Protection Agency (EPA) Radon Hotline: (800) SOS-RADON (767-7236) Radon Web site: www.epa.gov/radon Radon Helpline: (800) 768-0362 Radon Web site: www.scdhec.gov/radon Email: radon@dhec.sc.gov

For More Information:
s.c. DHEC
Radon Helpline: (800) 768-0362

South Carolina Department of Health and Environmental Control



Does Your Home Have a Radon Problem?



Radon Facts

- Radon is a cancer-causing, natural, radioactive gas.
- Radon causes more than 20,000 lung cancer deaths each year in the U.S.
- Radon is the leading cause of lung cancer in non-smokers and the second leading cause of lung cancer in smokers.
- Radon can be found all over the U.S., including South Carolina.
- Radon levels as high as 70.0 pCi/L and higher have been found in South Carolina.
- Nearly one out of every 15 homes in the U.S.is estimated to have elevated radon levels.

Radon Risks

Radon is a natural, radioactive gas. It forms when uranium breaks down in soil, rock and water. You can't see, smell or taste radon. It gets into the air you breathe indoors, primarily from soil under your home and other buildings.

Radon can get into any type of building (homes, offices and schools), which can cause high indoor radon levels. However, you are most likely to get your greatest exposure at home since that is where you spend most of your time.

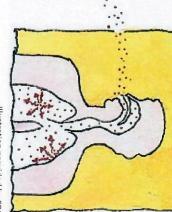


Illustration provided by EPA.

Radon is a risk because it decays into radioactive particles that can get trapped in your lungs when you breathe. These particles break down and release small bursts of energy that can damage lung tissue and lead to lung cancer. Your chances of getting lung cancer from radon depend mostly on how much radon is in your home, the amount of time you spend in your home, and if you smoke or have ever smoked.

The Environmental Protection Agency (EPA) has an action level of 4 Pico Curies per liter (pCi/L). This means you should install radon reduction systems in your home if the radon level is 4 pCi/L or higher. Radon reduction systems are installed by qualified professionals and are not very expensive. In fact, some systems can reduce radon levels in your home by up to 99 percent. Levels below 4 pCi/L also can pose a health risk and in many cases can be reduced. You can reduce your risk of lung cancer by lowering your radon levels.

What You Can Do



The only way to know if you have a radon problem is to test your home. Testing for radon is easy, inexpensive and only takes a few minutes.

Radon test kits can be purchased from the National Radon Program at 1-800-767-7236 or www.sosradon.org, or a certified radon tester can be hired. A limited quantity of **FREE** test kits are available from DHEC each year. To request one, fill out the test kit request form found at www.scdhec.gov/radon. The South Carolina Radon Program does not provide radon test kits for real estate transactions.

For further information send an email to radon@dhec.sc.gov or call the S.C. Radon Helpline at (800) 768-0362.

Protect Your Family

Have Your Home Tested For Radon Today!