

SENATE BILL REPORT

SHB 2690

AS OF FEBRUARY 18, 1992

Brief Description: Providing for radon testing in residences.

SPONSORS: House Committee on Energy & Utilities (originally sponsored by Representatives Grant, May, H. Myers, Hochstatter, Rayburn, Cooper, Pruitt and Orr)

HOUSE COMMITTEE ON ENERGY & UTILITIES

SENATE COMMITTEE ON ENERGY & UTILITIES

Staff: Andrew Scott (786-7198)

Hearing Dates:

BACKGROUND:

In 1990 the Legislature directed the State Building Code Council (SBCC) to adopt ventilation standards for new residential buildings. The SBCC was directed to adopt interim standards including measures for pollutant source control. The rules adopted by the SBCC require construction measures to reduce the entry of radon into residential buildings.

The rules also require the builder to provide a radon monitor, installation instructions, and radon information sheets at the time of final inspection.

The builder of a residential building is not liable for damages for injury caused by indoor air quality if the builder complied with the SBCC standards.

The Environmental Protection Agency (EPA) tests radon measurement devices submitted by manufacturers for effectiveness and accuracy. Devices which meet the proficiency standards of the EPA are placed on a list.

SUMMARY:

Beginning July 1, 1992, at the time of final inspection of all new single family and ground floor units in multifamily residential buildings, the local government building inspector shall provide a radon measurement device for the residence. The device must be one that has been placed on the Environmental Protection Agency (EPA) proficiency list.

Not later than June 15, 1992, the State Building Code Council (SBCC), in consultation with the Department of Health and the Washington State Association of Building Officials, shall develop instructions for the proper installation, maintenance, and removal of these devices. The instructions that are

included with the device must be placed in a conspicuous place in the residence.

Building inspectors shall also be provided with the current EPA proficiency list and with a list of known sources for the device. The approval of the final inspection by the building inspector shall be prima facie evidence that the device was left in a residence. The inspector and the local government are not liable for injuries caused by the failure of the owner or occupant of a new residence to properly install, monitor, or send the device to the laboratory or from radon entering a residence.

The builder of a residential building is not liable for damages caused by radon gas if the builder has complied with the radon resistive construction standards established by the SBCC.

The requirements for placing these devices are to expire on June 30, 1995.

Appropriation: none

Revenue: none

Fiscal Note: available

Effective Date: The bill contains an emergency clause and takes effect immediately.