

FINAL BILL REPORT

SSB 6386

132 L 92

SYNOPSIS AS ENACTED

Brief Description: Providing for radon testing in residences.

SPONSORS: Senate Committee on Energy & Utilities (originally sponsored by Senators Roach, McMullen, Anderson and Bauer)

SENATE COMMITTEE ON ENERGY & UTILITIES

HOUSE COMMITTEE ON ENERGY & UTILITIES

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 new residential buildings.

The builder of a residential building is not liable for damages for injury caused by indoor air quality if the builder complied with product standards, the use of appropriate building materials, and the ventilation requirements adopted by the SBCC.

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 of devices that have been determined to meet these standards.

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. The device must be one that has been placed on the Environmental Protection Agency (EPA) proficiency list. The requirements for placing these devices are to expire on June 30, 1995.

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 on the proper means of installation, maintenance, and removal of the device. These instructions shall be distributed by the SBCC to all local governments. The owner of the residence has the obligation of returning the device to the testing laboratory. The instructions that are

included with the device must be placed in a conspicuous place in a single family residence and given to the owner of a multifamily residence.

Building inspectors shall also be provided with the current EPA list and with known sources for the devices. The approval of the final inspection by the building inspector shall be prima facie evidence that a device was left in a residence. The inspector and the city or county are not liable for injuries caused by the failure of the occupant or owner of a new residential building 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.

VOTES ON FINAL PASSAGE:

Senate	32	14
House	81	17

EFFECTIVE: March 31, 1992