



What is Radon and why does COLLEGE CITY HOMES feel it is important to talk about?

Radon is a colorless and odorless gas that is found naturally within soil and water. The type of radiation produced is mainly an internal hazard—it produces damage when it gets into the body. The result of such damage is that radon causes cancer in humans. (MDH) One of the reasons this has become an issue is that in the last several years, building codes have required homes to be built tighter and more energy efficient. Tighter homes mean less opportunity for radon gases to escape. The good news is that steps can be taken to help mitigate the problem.

Why doesn't every builder offer a radon mitigation system?

Amongst builders, contractors, and others in the building trades, there has been much discussion as to whether this is a genuine threat or one that has been blown out of proportion. After all, installation of these systems cost money, and those in the trades are concerned that customers not pay for expenses that may not be necessary. This is a legitimate concern, and one which each builder must evaluate.

Why is COLLEGE CITY HOMES requiring a Mitigation Of Radon Emissions (MOREtm) system in basemented single family homes? Why can't I leave it out if I want?

We feel we are at a similar stage as the automobile companies were when the seat belt issue arose. People argued about their necessity, but it was determined that seat belts would be made mandatory for the "greater good". The same is true with smoke alarms. In actuality, the numbers of people who die in house fires are relatively small, but it is for the greater good that they are installed. Even though the government has not mandated these radon mitigation systems, College City recognizes there is substantial evidence that radon could be harmful. A recent risk assessment from the EPA states that radon causes 21,000 premature cancer deaths each year. For these reasons we are taking this position.

How does it work?

A PVC pipe is inserted into a sealed sump basket, or placed and sealed into a hole created in the basement foundation. This pipe, which has a small noiseless motor attached, is extended through and out the roof. Radon which has, or is pooling under the foundation, is evacuated. That's it!

Are there different types?

There are generally three different stages. A builder may do a rough in, which is simply a short pipe coming out of the foundation or sump; a passive system, which runs the pipe through and out the house; or an active system, which incorporates a small, contained fan to physically evacuate the gas. College City installs the active system.