



**CITY OF BLACK HAWK
RADON MITIGATION FUND
GUIDELINES
(Adopted 04/22/09)**

BACKGROUND

Radon is a naturally occurring radioactive gas produced by the breakdown of uranium in soil, rock and water. Air pressure inside your home is usually lower than pressure in the soil around a home's foundation. Because of this difference in pressure, a home acts like a vacuum, drawing radon in through foundation cracks and other openings. Radon is non-visible, odorless and tasteless, but according to the Environmental Protection Agency and the Surgeon General radon may be a problem in residential homes. Radon is the second leading cause of lung cancer and because of this the Surgeon General and EPA recommend testing for radon and reducing radon in homes that have high levels.

The U.S. Congress has set a long-term goal that indoor radon levels be no more than outdoor levels; about 0.4 pCi/L of radon is normally found in the outside air. EPA recommends fixing a home if the results of one long-term test or the average of two short-term tests show radon levels of 4 pCi/L or higher.

The City of Black Hawk Radon Mitigation Fund (the "Radon Fund") is intended to partially reimburse property owners for the installation of radon mitigation systems in existing homes within the City.

PURPOSE

The City has an established goal to promote the safety, health and well being of all its residents as well as improve the livability of the historic homes within the City limits. The purpose of this fund, therefore, is to provide financial assistance that will encourage residents to test their homes for radon and if necessary install the proper mitigation system to remedy the radon situation.

PROGRAM GOALS

The goal of the Radon Fund is to assist homeowners with radon mitigation in their homes. If a homeowner tests for radon and discovers that the levels in their home exceed the recommend 4 pCi/L level, the program will reimburse the homeowner up to \$500 of the expenses associated with the installation of a radon mitigation system.

For further guidance regarding the effects of radon in your home, how to test for radon and a list of approved radon mitigation contractors, please consult the professional staff in the Planning Department or the staff at the Colorado State University Extension Office in Gilpin County. Both agencies carry Environmental Protection Agency Literature regarding radon in houses as well as simple short-term radon testing kits.

ASSISTANCE UNDER THE RADON MITIGATION FUND

There are 68 single family homes in the City of Black Hawk that potentially would need some type of radon mitigation. The Radon Fund is created to provide financial assistance to property owners who pay for a professionally installed radon mitigation system. City Council has established a maximum amount of \$500 that each household can request for reimbursement toward a property owner's decision to contract for radon mitigation in their home.

ELIGIBILITY

1. The contracted work must comply with the recommended EPA standards. These standards can be found at <http://www.epa.gov/radon/pubs/citguide.html>
2. The funds are allowed only one time per property/home.
3. A qualified property/home must be located within the City of Black Hawk City limits.
4. The funds cannot be used for the installation of radon mitigation systems in houses constructed after the approval date of the Radon Fund.
5. The reimbursement from this fund is available for residential single family houses. Non-residential use properties are ineligible for funds from the Radon Fund.

WORK COVERED BY THE RADON MITIGATION FUND

Costs covered by the Radon Fund include:

- Fees for a State certified radon mitigation contractor to install a radon mitigation system and which system was installed with proper City of Black Hawk Building Permits
- A radon mitigation system
- Final radon test after installation
- Any inspection fees for the mitigation system that may be required

WORK NOT COVERED BY THE RADON MITIGATION FUND

Costs not covered by the Program:

- Initial testing for radon on the property
- Exterior modifications that are needed on a house to accommodate the proper mitigation system
- Work done by a contractor who is NOT certified or registered with the City of Black Hawk and/or no building permit was issued.

GENERAL CONDITIONS FOR RECEIVING RADON MITIGATION FUNDS

In order to receive any of the funds associated with this program, the following conditions must be met:

1. Conduct a radon test using a “do-it-yourself” kit or hire a radon tester contractor to test the radon levels.
2. If the test determines that the radon levels in the home are higher than 4 pCi/L, the homeowner will hire a certified contractor to install the appropriate radon mitigation system in the home.
3. The contractor must obtain a building permit from the City of Black Hawk for the radon mitigation system prior to installation, and any required electrical permits from the State of Colorado.
4. Property owners must submit architectural details to the Planning Staff for any proposed exterior pipes or vents associated with the radon mitigation system. These plans will be reviewed for a minor administrative historical review.
5. Installation of any exterior venting pipes needs to be done on a side of the house that is not visible from the public right-of-way and in accordance with condition 4 above.
6. Upon the completion of the installation of the mitigation system, the homeowner should conduct or have conducted a final radon test. This will determine if the mitigation system is working properly.
7. Upon installation of the mitigation system, a final inspection by the City of Black Hawk is required.
8. Upon the completion and passing of the final inspection(s), the property owner can submit all receipts to the Planning Department associated with the installation of the radon mitigation system to be considered for reimbursement.
9. The Planning Staff will review the receipts and verify that the final inspection has been approved.
10. Upon the verification that the homeowner has followed all required steps, the City will reimburse the homeowner for up to \$500 of the expenses incurred to install a radon mitigation system.

PROGRAM EVALUATION

The Radon Mitigation Fund will be assessed in the third quarter of each year and an annual report will be produced by the Planning Department and forwarded to the Board of Aldermen advising them of how many residential property owners have taken advantage of this fund and the amount of money that has been distributed.