

From: [Buddy E. Skinner](#)
To: [Teresa Martin](#); [Maggie Smith](#)
Cc: [REDACTED]
Subject: Request for Emergency Code Modification
Date: Friday, May 15, 2026 10:15:31 AM
Attachments: [Radon Minutes.pdf](#)

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Teresa/Maggie,

Please find the attached minutes from the March 17th Greenville County Council meeting. Within the minutes in item 7-A, of the consent agenda, you will find the council's second reading approval to continue the county's adoption of the radon control measures. Let me know if you need any additional information to get us on the agenda for the August 4th, 2026, BCC agenda. I will be presenting on behalf of the county if that is appropriate. Thanks in advance for your assistance.



Buddy Skinner
Director Building, Codes & Property Maintenance
b.skinner@greenvillesc.gov www.greenvillesc.gov
PHONE: 864-667-4493 | FAX: 864-467-4493

From: [REDACTED]
Sent: Friday, May 15, 2026 9:12 AM
To: [REDACTED]
Subject: Fwd: Radon - Minutes

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Here is the minutes and the appearance was approved under the consent agenda.
Sent from my iPad

Begin forwarded message:

From: "Miglionico, Nicole" [REDACTED]
Date: May 15, 2026 at 8:45:49 AM EDT
To: "Brock, Darren" [REDACTED]
Subject: Radon - Minutes

They were approved under the consent agenda

Nicole Miglionico

Deputy Director

Public Works, Planning and Development



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GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
March 17, 2026
6:03 p.m.

Council Chambers
301 University Ridge
Greenville, South Carolina

Council Members

Benton Blount, *Chairman, District 19*
Rick Bradley, *Vice-Chairman, District 26*
Liz Seman, *Chairwoman Pro Tem, District 24*
Joey Russo, *District 17*
Kelly Long, *District 18*
Stephen Shaw, *District 20*
Curt McGahhey, *District 21*
Frank Farmer, *District 22*
Alan Mitchell, *District 23*
Ennis Fant, Sr., *District 25*
Garey Collins, *District 27*
Dan Tripp, *District 28*

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place, and agenda was posted online, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations, and concerned citizens.

Council Members Absent

Joey Russo, *Council District 17*
Alan Mitchell, *Council District 23*

Council Members Remote Participation

Frank Farmer, *Council District 22*

Staff Present

Joe Kernell, *County Administrator*
Ted Lambrecht, *Deputy County Administrator*
Chris Antley, *County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*

Julie Wallace, *Administrative Assistant*
Bob Mihalic, *Governmental Affairs Officer*
Terrence Galloway, *Information Systems*
Hesha Gamble, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation

Chairman Blount

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. March 3, 2026 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the March 3, 2026, Regular County Council Meeting.

Motion carried.

Item (5) **Appearances – Current Agenda Items**

- Dimitri Bruehl - appeared regarding Item 8.a.ii CZ-2026-006

Item (6) **Public Hearings**

a. Laurens – Greenville Multi-County Industrial Business Park Agreement Amendment / Hydrite Chemical Company

This public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (*Hunter Industrial Park*) by and between Laurens County and Greenville County, such industrial and business park to be geographically located in Laurens County and Greenville County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

As there were no speakers, Councilor Collins declared the public hearing closed.

b. United Composite Materials LLC and Hankuk Composites US Inc. (*formerly Project Pioneer*) / Fee In Lieu of Tax Agreement

This public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina, United Composite Materials LLC, and Hankuk Composites US Inc., including any related or affiliated legal entities (*previously identified by the County as Project Pioneer*) with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; authorizing the assignment and amendment of an existing fee in lieu of tax agreement applicable to a portion of the project, whereby such portion of the project would be subject to certain payments in lieu of taxes; and other matters related thereto.

As there were no speakers, Councilor Collins declared the public hearing closed.

Item (7) **Consent Agenda**

- a. Request to Appear Before the South Carolina Building Codes Council in order to Continue the Implementation of Radon Control Methods**
- b. SC State Historical Records Advisory Board (SC SHRAB) Microgrant**
- c. Lowes Community Impact Grant**
- d. Community Project Application / Greenville County Parks, Recreation & Tourism – Mt. Pleasant Youth Basketball Program \$2,340.00**

- e. Community Project Application / City of Travelers Rest – Spring Park Inn Plants & Beautification \$1,500.00
- f. Community Project Application / Greenville County Redevelopment Authority – Textile Park Alcove Marker \$4,000.00

Action: At the request of Councilor Mitchell, Chairwoman Pro Tem Seman moved to amend the Consent Agenda to add \$4,000.00 from Mr. Mitchell's Community Projects Fund to Item (f) Community Project Application / Greenville County Redevelopment Authority – Textile Park Alcove Marker, bringing the total allocation for the project to \$8,000.00.

Chairman Blount stated Councilor Mitchell was still a bit under the weather and unable to attend the meeting. The Textile Heritage Park was located in both District 19 and District 23; Mr. Mitchell had indicated he wanted to pledge an additional \$4,000 for the marker.

Motion to amend carried.

Action: Chairwoman Pro Tem Seman moved approval of the Consent Agenda as amended.

Motion carried.

Councilor Shaw inquired about Item (c) Lowes Community Impact Grant. He stated it appeared the grants had already been allocated: two to District 21 and one to District 25. The grants were \$50,000 and were to be used for parks, such as a community garden, where citizens could pick up food or plants.

Chairwoman Pro Tem Seman stated many times when no County match was required for a grant, they were approved in Committee and allocated before the item appeared on the Council agenda. She stated that could possibly be what happened with the grants in question.

Councilor McGahhey stated he had spoken to Don Shuman, Director of Parks, Recreation, and Tourism, about the grants. After that conversation, Mr. Lambrecht had applied for the grants. Lowe's actually approved the projects and supplied the required materials. Mr. McGahhey stated the projects had to be something that was built, such as a community garden. He was unaware two of the chosen projects were in his district. Councilor McGahhey stated the projects were completely funded by Lowe's at no cost to Greenville County.

Councilor Shaw inquired about the application procedure.

Councilor Long stated it was still open through the Lowe's website. She had been looking at it earlier in the day for some projects in her district. She stated there were some parameters involved for the projects, but they were "pretty general." Ms. Long stated the entities receiving the funds had to be non-profits.

Mr. Kernell confirmed the recreation staff applied for the grants; the projects had to meet certain criteria and were all to be built on County properties.

Councilor Shaw stated he would follow up on the application process, as he would like to secure a grant for Herdklotz Park, located in his district.

Item (8) **Ordinances – Second Reading**

a. Zoning Ordinances

- i. **CZ-2026-003,** Property of Hounds Brae, LLC, located at 333 Gibson Drive, requesting rezoning from R-S to R-15. The Planning Commission and the Committee recommended denial.

Action: On behalf of the Committee, Vice-Chairman Bradley moved to deny the ordinance at second reading.

Chairman Blount stated that Greenville Technical College was still working out all the details related to the request. Instead of holding the item on the floor, he would like to send it back to the Planning and Development Committee.

Action: Vice-Chairman Bradley moved to refer the item back to the Planning and Development Committee.

Motion carried.

- ii. **CZ-2026-006,** Property of 27 North Georgia, LLC., located at 231 Murrell Road, requesting rezoning from R-12 to R-MA. The Planning Commission and the Committee recommended denial.

Action: On behalf of the Committee, Vice-Chairman Bradley moved to deny the ordinance at second reading.

Motion to deny carried.

- iii. **CZ-2026-008,** Property of Daniel Hershberger, located on SC Highway 418 and Hopkins Road, requesting rezoning from R-R3 to C-1. The Planning Commission and the Committee recommended denial.

Action: On behalf of the Committee, Vice-Chairman Bradley moved to deny the ordinance at second reading.

Motion to deny carried.

- iv. **CZ-2026-009,** Property of Daniel Hershberger, located on SC Highway 418, requesting rezoning from R-R3 to C-1. The Planning Commission and the Committee recommended denial.

Action: On behalf of the Committee, Vice-Chairman Bradley moved to deny the ordinance at second reading.

Motion to deny carried.

- v. **CZ-2026-010**, Property of Charles Thomas, located at 351, 355, and 359 Roberts Road, requesting rezoning from R-S to R-10. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Vice-Chairman Bradley moved approval of the ordinance at second reading.

Councilor Tripp stated he had some concerns about the project. He had heard from several people in his district about it and asked his colleagues to deny the request.

Vice-Chairman Bradley asked Mr. Tripp to elaborate on his concerns and whether the item should be sent back to the Committee for additional review.

Councilor Tripp stated he was not sure if it could be fixed by sending it back to the Committee. He stated his concerns included the road, the area, and the lack of infrastructure. Given Council's "current climate" of denying requests that lacked infrastructure, he would like the request denied.

Councilor McGahhey stated the request was for three duplex units, not 600 houses. As a member of the Planning and Development Committee, he would not have voted to approve it if he thought the units would cause congestion in the area. He stated it was basically six living units on the parcel, and there were already four mobile homes on it. In his opinion, the impact would be negative. He agreed Council had "no taste" for 700-home communities; however, the item at hand was not one of those.

Councilor Tripp stated he was not opposed to 700-home communities. In terms of the request, the road did not need additional traffic.

Chairwoman Pro Tem Seman stated the parcel was only two acres.

Councilor McGahhey stated it would only add one to two additional cars per day.

Councilor Long stated removing the mobile homes and replacing them with stick-built duplexes would be a huge improvement to the area, not a detriment.

Councilor Collins stated he agreed with Mr. Tripp. It was almost impossible to turn onto Five Forks Road coming out of the River Walk subdivision in the morning. He cited issues with the drain ditch located near the site.

Councilor Shaw requested a roll call vote.

Motion to approve was denied by a roll call vote of four (Long, McGahhey, Seman, and Bradley) in favor, six (Blount, Shaw, Farmer (via text), Fant, Collins, and Tripp) in opposition, two (Russo and Mitchell) absent.

b. Laurens – Greenville Multi-County Industrial Business Park Agreement Amendment / Hydrite Chemical Company

Action: Councilor Collins moved for approval at second reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (Hunter Industrial Park) by and between Laurens County and Greenville County, such industrial and business park to be geographically located in Laurens County and Greenville County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

Motion carried by a roll call vote of nine (Long, Blount, Shaw, McGahhey, Farmer (via text), Seman, Fant, Bradley and Tripp) in favor, one (Collins) in opposition, two (Russo and Mitchell) absent.

c. United Composite Materials LLC and Hankuk Composites US Inc. (formerly Project Pioneer) / Fee In Lieu of Tax Agreement

Action: Councilor Collins moved for approval at second reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina, United Composite Materials LLC, and Hankuk Composites US Inc., including any related or affiliated legal entities (previously identified by the County as Project Pioneer) with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; authorizing the assignment and amendment of an existing fee in lieu of tax agreement applicable to a portion of the project, whereby such portion of the project would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried by a roll call vote of eight (Long, Blount, McGahhey, Seman, Fant, Bradley, Collins and Tripp) in favor, one (Shaw) in opposition, three (Russo, and Mitchell) absent and one (Farmer) did not vote.

Item (9) Ordinances – First Reading

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Dockets **CZ-2026-011** through **CZ-2026-014**, and **CZ-2026-016**.

Chairman Blount referred the items to the Planning and Development Committee.

b. Donaldson Center Fire Service Area / General Obligation Bond Request

Councilor Collins presented for first reading an ordinance to provide for the issuance and sale of not exceeding \$2,000,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2026b; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Chairman Blount stated the item would remain on the floor.

Item (10) **Committee Reports**

a. Committee of the Whole

i. Council Priorities

Chairman Blount stated during the Committee of the Whole meeting held earlier in the evening, Council discussed some of the priorities they had identified during the Planning Retreat. Those items had been curated, and Council was ready to move forward. A number of priorities were focused on growth and development in Greenville County, examining and researching ways to guide growth in the right way, rather than what most citizens had seen over the last decade. Mr. Blount stated “budget season” for the County was approaching; Council would be looking at ways to handle the budget and take care of the various departments.

b. Committee on Finance

Chairman Blount stated all items related to the Finance Committee had been discussed previously during the meeting.

c. Committee on Communications and Governmental Affairs

Councilor Farmer stated the Communications and Governmental Affairs Committee met on March 10 with presentations by SCDOT and GADC. Both presentations were available on the Greenville County YouTube channel for public viewing. Mr. Farmer stated he had taken a “plethora” of notes to share them with his colleagues in the near future.

d. Committee on Planning and Development

Vice-Chairman Bradley stated the Planning and Development Committee continued to work well together.

e. Roads, Infrastructure and Public Works Committee

Councilor McGahhey stated the RIPW approved an updated encroachment ordinance earlier in the day; it would roll out to full Council at the next meeting. The committee amended the existing ordinance to bring it up to date and give it “a little more teeth.” Mr. McGahhey stated it had not been updated in approximately 22 years.

Mr. McGahhey thanked Hesha Gamble and Joe Kernell for setting up the meeting held the previous day with the Secretary of Transportation, Justin Powell, and his assistants. They discussed the State’s improvement plan for the County’s congestion issue and how Greenville County and the City of Greenville could work together.

f. Committee on Public Safety and Human Services

Councilor Collins stated he recently spent time at the EOC and the ambulatory location software they used was state-of-the-art. During his recent ride-along with EMS, they pulled into the hospital delivery bay, where there were 13 Greenville County ambulances. He stated there were only 24 on shift that day, which meant half of the staff was at the hospital. He looked forward to the upcoming budget talks to discuss money for public safety.

g. Oversight Ad Hoc Committee

Councilor Long provided an update on the Performance Audit RFP that was posted on March 13 for bids. She stated the public could view the RFP (#6094) on the County's website at www.greenvillecounty.org, under the Procurement tab. Councilor Long stated the RFP was scheduled to close on April 17.

h. Short Term Rentals Ad Hoc Committee

Chairwoman Pro Tem Seman stated the committee had a very good meeting last week. They received some good data from Heath Dillard and *VisitGreenvilleSC*. Mr. Dillard provided information pertinent to all of Greenville County, including the municipalities. The committee asked him to pull information from the County's unincorporated areas; he would provide that information in the near future. Ms. Seman stated staff was in the process of gathering zoning data and information on how other counties were handling the issue.

Item (11) **Public Comments**

- **Joe Dill** - appeared regarding the Hazel Hill Subdivision
- **Ed Paxton** - appeared regarding Mismanagement

Item (12) **Administrator's Report**

Mr. Kernell provided a quick budget update, as requested. He stated revenue seemed to be tracking fairly well, at 75%, or \$202 million, of the \$269 million budgeted. He stated those figures were front-loaded with property tax payments. Those payments were slowing, and they were approaching the second penalty date. Mr. Kernell stated they had budgeted \$158.4 million for property taxes and had \$147 million to date.

He stated revenues across the General Fund, aside from property tax, were tracking at a fairly normal rate. He stated it was somewhat back-loaded with transfers. The County transferred in about \$21 million; however, the transfer would not be made until June. Those were not provided until the end of the year, so that would be a big hit come June. Mr. Kernell stated the County also received money quarterly from the State. The March payment would come in late April, and the final one would be in July.

Mr. Kernell stated in terms of expenditures, they should be at about 70%. They were tracking well on expenditures, with the exception of a couple of boards and commissions, which were somewhat front-loaded. Those expenditures were items such as prepaid insurance, which were paid in lump sums early in the fiscal year

He stated they were having overtime issues for EMS due to staffing. Overall, they were in pretty good shape. At the beginning of the fiscal year (July 2025), there was a \$81.5 million fund balance. The County was currently sitting at \$105 million, reflecting somewhat front-loaded property taxes. He stated there was a spending deficit because they had used some of the fund balance this year. Last year, they did the same thing and came in ahead; they were hopeful that would happen again. Based on projections, they hoped to slightly exceed the property tax budget. Another good indicator was the hospitality tax, a tax based on food and beverage sales. He stated since the County did not have a sales tax, they looked for all kinds of indicators, and the hospitality tax revenue was a pretty good indicator. Those funds were tracking pretty well. There was \$14.5 million budgeted through February. Those figures traditionally slowed down in March, but they were seeing them pick back up.

Mr. Kernell stated that the figures he had provided were the County's economic indicators.

Item (13) **Requests and Motions by Council Members**

- Chairwoman Seman stated she and Dr. Fant attended the grand opening for the new Meals on Wheels facility. She stated it was amazing and they would be able to increase their ability to serve citizens of Greenville County. She reminded her colleagues that Furman was playing UConn in the NCAA Basketball Championship; Furman was an underdog, but they were hoping for a good upset. She hoped her alma mater, Miami of Ohio, would make it to the next round.
- Councilor Collins stated he attended a question-and-answer event on the previous Friday at New Liberty Baptist Church. The turnout was overwhelming, and one of the main concerns was the Hazel Hill subdivision, which was the topic for one of the evening's speakers. He stated it was a very dangerous area. He encouraged his colleagues to look at it again to see if anything could be done. He suggested a traffic study and stated the residents were very concerned.
- Vice-Chairman Bradley stated his daughter-in-law's house caught on fire earlier in the day. A good Samaritan, Mario, saw the fire, went to the backyard, retrieved the garden hose, and extinguished the fire before the fire truck arrived. He stated mankind was still good.
- Councilor Long stated she agreed with Mr. Collins they should look at the Hazel Hill subdivision again. She traveled that area often, as it was on the way to her son's home in North Carolina. It was a very busy highway, and the intersection was very dangerous.

Councilor McGahey stated the Hazel Hill subdivision was located at the intersection of two state roads and there was not much County Council could do about the situation. The way to solve the problem was to put pressure on the state legislator and state senator from that area. GPATS may also be a source of assistance. He stated even though Council could not resolve the issue, he supported the residents

Councilor Collins stated there should be something County Council could do about the situation. If they could reconsider a subdivision for green space, they should be able to do the same for traffic problems.

Chairwoman Pro Tem Seman stated the item was not presented to Council.

Councilor Collins stated he was under the impression that a member of the Planning and Development committee could request a reconsideration.

Chairman Blount asked whether the item had been presented to the Planning Commission.

Vice-Chairman Bradley answered in the affirmative.

Councilor Fant stated, historically, when Council requested reconsideration of an item, and it has been sent back to the Planning Commission, the Planning Commission rarely changed its recommendation.

Councilor Long stated Council had not been given the chance to review the item.

Councilor Fant stated that was the point. Council was not responsible for making decisions regarding subdivisions; they were sent straight to the Planning Commission. When no rezoning was involved, Council did not make a decision. Sometimes subdivisions were approved that should not have been. He stated every time Council asked for a reconsideration, the Planning Commission members got angry and the developer sued the County, as they had vested rights. If a lawsuit was filed, the legal fees involved became the responsibility of the taxpayers of Greenville County. Mr. Fant stated he was not suggesting to not fix the road. The viable option was to avoid getting the Planning Commission to reconsider.

Chairman Blount suggested the Planning and Development committee put the item on its next agenda for discussion only. That committee could investigate the issue further.

Councilor Collins stated Council should not ignore an issue just because they were afraid of a lawsuit. It was a safety matter and the citizens were very concerned. He stated that Council should do its due diligence, and if members of the Planning Commission became angry about reconsiderations, Council may need to make some changes.

Councilor McGahhey stated the process for subdivisions may need to be changed. As Council members were the elected officials who had to deal with the consequences, they should possibly have a say in the approval process.

Chairman Blount stated the issue appeared to be a larger problem that should be discussed later.

Chairwoman Pro Tem Seman suggested a workshop to discuss the subdivision approval process, and suggested either the Communications and Governmental Affairs Committee or the Committee of the Whole.

Vice-Chairman Bradley assured his colleagues the item would be up for discussion at the next Planning and Development committee meeting.

Item (14) **Adjournment**

Action: There being no further business, Vice-Chairman Bradley moved to adjourn.

The motion carried and the meeting was adjourned at 6:55 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council



South Carolina Department of Labor, Licensing and Regulation
South Carolina Building Codes Council
110 Centerview Dr • Columbia • SC • 29210
P.O. Box 11329 • Columbia • SC • 29211-1329
Phone: 803-896-4688 • contact.bcc@llr.sc.gov • Fax: 803-704-6772
llr.sc.gov/bcc

2024 LOCAL BUILDING CODE MODIFICATION REQUEST FORM

Per S.C. Regulation 8-245 and S.C. Code Section 6-9-105, the Council may grant local variations or modifications to the codes by request of a local jurisdiction, for application strictly within that jurisdiction, if the codes do not meet the local jurisdiction's needs due to physical or climatological conditions (the terms "physical" and "climatological" are defined in S.C. Regulation 8-215)¹. Proposed local modifications of building codes shall not take effect in any local jurisdiction until after they have first been reviewed and approved by the Council.

Requirements:

- Each request for code modification must be submitted separately.
- Verification that the request for local building code modification has been approved by the governing body of the local jurisdiction making the request.
- In order to qualify for a local modification to any of the codes, the local jurisdiction has the burden of establishing the following:
 1. The requested modification is either physical or climatological in nature.
 - To qualify by **physical basis**, a jurisdiction must demonstrate that it possesses unique physical qualities, such as unusual characteristics or composition of soils, unusual geological conditions (including earthquakes), unusual geographical conditions, unusually varying or extreme ranges in the topography of the land or any other natural condition.
 - To qualify by **climatological basis**, a jurisdiction must demonstrate that it experiences weather conditions which are unusual to, confined to, occurring on a regular or seasonal cycle or determined through research or past experiences to have a high probability of reoccurrence within its area. Climatological conditions may include the known occurrence of hurricanes, tornadoes, damaging wind, snow, flooding caused by rainfall, lightning or any other form of natural climate related phenomenon.
 2. How the section(s) of the codes at issue do not meet the local jurisdiction's needs as a result of the physical or climatological condition.
 3. The manner in which the requested modification will address the physical or climatological conditions.
 4. The manner in which the requested modification will provide a reasonable standard of public health, safety, and welfare.
- Any documentation, data, or other information as may be necessary to fully explain and justify the proposed modification.
- **A completed modification request must be received with all required documentation before it will be reviewed.**

Jurisdiction Name: Greenville County/City

Address: PO Box 2207, Greenville, SC 29602

Street

City

State

Zip

Name: Buddy Skinner

Title/Position: Director/Building Official

Phone: [REDACTED]

Email Address: [REDACTED]

¹ Regulation 8-215 defines "climatological" as "the susceptibility of specific unusual reoccurring weather or atmospheric conditions for a local jurisdiction, including hurricanes, tornadoes, damaging wind, lightning, or floods due to rainfall." Regulation 8-215 defines "physical" as "the natural stable and unstable characteristics and conditions of the land area within a local jurisdiction, including topography, geography, geology, water table and seismic activity."

Please select the applicable code to be modified: 2024 International Residential Code



Please list the exact code section, table, figure, or appendix to be modified, and attach a photocopy of the applicable code section: Appendix BE: Radon Control Methods

Code section as modified:

(Please strike through language being removed and put language to be added in parentheses. Use additional pages as needed.)

Entire text included as attachment:

Please briefly describe the justification for this modification request, including without limitation: (1) the physical or climatological basis for the request; (2) how the section(s) of the codes at issue do not meet the local jurisdiction’s needs as a result of the physical or climatological condition; (3) the manner in which the requested modification will address the physical or climatological conditions; and (4) the manner in which the requested modification will provide a reasonable standard of public health, safety, and welfare.

This request is a continuation of the adoption of the Radon appendix section of the residential code. The reason for this request is that the Greenville County is within a "High Potential" zone for radon. Greenville is the only county in the state with the "High Potential" designation. See figure BE101.1 from the 2024 International Residential Code, Appendix BE included in this request.

Please list the people with their titles and affiliations, known at the time of submittal, who will provide testimony in favor of the amendment. **All information in the table below is required** to ensure proper notification. Use additional pages as needed.

Name	Title	Affiliation	Phone Number	Email Address
Buddy Skinner	CBO	City of Greenville	8684764553	
Darren Brock	CBO	Greenville County	8643543975	

Affirmation

I certify that all information in this form, including all supplementary documents submitted with this form, are true and correct to the best of my knowledge after undertaking due diligence to determine their accuracy.

Signature: _____ Date: 5/15/2026

Title: BCO

APPENDIX ~~AF~~ **BE** RADON CONTROL METHODS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

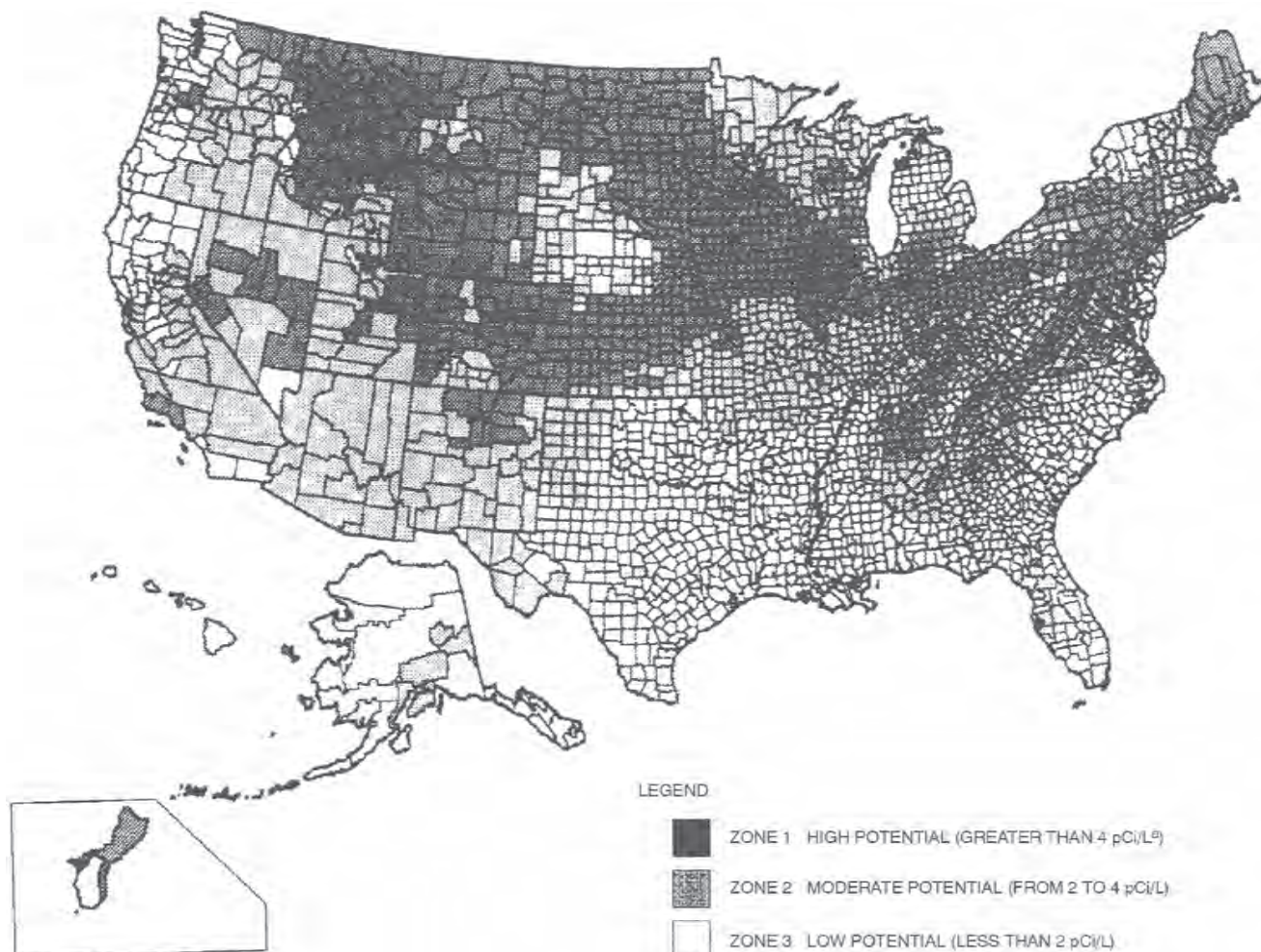
User notes:

About this appendix: Appendix BE contains provisions that are intended to mitigate the transfer of radon gases from the soil into dwelling units. Radon is a radioactive gas that has been identified as a cancer-causing agent. Radon comes from the natural breakdown of uranium in soil, rock and water.

SECTION ~~AF101~~ **BE101** SCOPE

~~AF101.1~~ **BE101.1 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 BE101.1** and **Table BE101.1**.



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 BE101.1** 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 **FIGURE BE101.1**
EPA MAP OF RADON ZONES

TABLE AF101.1 TABLE BE101.1
HIGH RADON-POTENTIAL (ZONE 1) COUNTIES^a

ALABAMA
Calhoun
Clay
Cleburne
Colbert
Coosa
Franklin
Jackson
Lauderdale
Lawrence
Limestone
Madison
Morgan
Talladega
CALIFORNIA
Santa Barbara
Ventura
COLORADO
Adams
Arapahoe
Baca
Bent
Boulder
Chaffee
Cheyenne
Clear Creek
Crowley
Custer
Delta
Denver
Dolores
Douglas
El Paso

Elbert
Fremont
Garfield
Gilpin
Grand
Gunnison
Huerfano
Jackson
Jefferson
Kiowa
Kit Carson
Lake
Larimer
Las Animas
Lincoln
Logan
Mesa
Moffat
Montezuma
Montrose
Morgan
Otero
Ouray
Park
Phillips
Pitkin
Prowers
Pueblo
Rio Blanco
San Miguel
Summit
Teller
Washington
Weld
Yuma

CONNECTICUT
Fairfield
Middlesex
New Haven
New London
GEORGIA
Cobb
De Kalb
Fulton
Gwinnett
IDAHO
Benewah
Blaine
Boise
Bonner
Boundary
Butte
Camas
Clark
Clearwater
Custer
Elmore
Fremont
Gooding
Idaho
Kootenai
Latah
Lemhi
Shoshone
Valley
ILLINOIS
Adams
Boone
Brown
Bureau

Calhoun
Carroll
Cass
Champaign
Coles
De Kalb
De Witt
Douglas
Edgar
Ford
Fulton
Greene
Grundy
Hancock
Henderson
Henry
Iroquois
Jersey
Jo Daviess
Kane
Kendall
Knox
La Salle
Lee
Livingston
Logan
Macon
Marshall
Mason
McDonough
McLean
Menard
Mercer
Morgan
Moultrie

Ogle
Peoria
Piatt
Pike
Putnam
Rock Island
Sangamon
Schuyler
Scott
Stark
Stephenson
Tazewell
Vermilion
Warren
Whiteside
Winnebago
Woodford
INDIANA
Adams
Allen
Bartholomew
Benton
Blackford
Boone
Carroll
Cass
Clark
Clinton
De Kalb
Decatur
Delaware
Elkhart
Fayette
Fountain
Fulton

Grant
Hamilton
Hancock
Harrison
Hendricks
Henry
Howard
Huntington
Jay
Jennings
Johnson
Kosciusko
LaGrange
Lawrence
Madison
Marion
Marshall
Miami
Monroe
Montgomery
Noble
Orange
Putnam
Randolph
Rush
Scott
Shelby
St. Joseph
Steuben
Tippecanoe
Tipton
Union
Vermillion
Wabash
Warren

Washington
Wayne
Wells
White
Whitley
IOWA
All Counties
KANSAS
Atchison
Barton
Brown
Cheyenne
Clay
Cloud
Decatur
Dickinson
Douglas
Ellis
Ellsworth
Finney
Ford
Geary
Gove
Graham
Grant
Gray
Greeley
Hamilton
Haskell
Hodgeman
Jackson
Jewell
Johnson
Kearny
Kingman

Kiowa
Lane
Leavenworth
Lincoln
Logan
Marion
Marshall
McPherson
Meade
Mitchell
Nemaha
Ness
Norton
Osborne
Ottawa
Pawnee
Phillips
Pottawatomie
Pratt
Rawlins
Republic
Rice
Riley
Rooks
Rush
Saline
Scott
Sheridan
Sherman
Smith
Stanton
Thomas
Trego
Wallace
Washington

Wichita
Wyandotte
KENTUCKY
Adair
Allen
Barren
Bourbon
Boyle
Bullitt
Casey
Clark
Cumberland
Fayette
Franklin
Green
Harrison
Hart
Jefferson
Jessamine
Lincoln
Marion
Mercer
Metcalfe
Monroe
Nelson
Pendleton
Pulaski
Robertson
Russell
Scott
Taylor
Warren
Woodford
MAINE
Androscoggin

Aroostook
Cumberland
Franklin
Hancock
Kennebec
Lincoln
Oxford
Penobscot
Piscataquis
Somerset
York
MARYLAND
Baltimore
Calvert
Carroll
Frederick
Harford
Howard
Montgomery
Washington
MASS.
Essex
Middlesex
Worcester
MICHIGAN
Branch
Calhoun
Cass
Hillsdale
Jackson
Kalamazoo
Lenawee
St. Joseph
Washtenaw
MINNESOTA

Becker
Big Stone
Blue Earth
Brown
Carver
Chippewa
Clay
Cottonwood
Dakota
Dodge
Douglas
Faribault
Fillmore
Freeborn
Goodhue
Grant
Hennepin
Houston
Hubbard
Jackson
Kanabec
Kandiyohi
Kittson
Lac Qui Parle
Le Sueur
Lincoln
Lyon
Mahnomen
Marshall
Martin
McLeod
Meeker
Mower
Murray
Nicollet

Nobles
Norman
Olmsted
Otter Tail
Pennington
Pipestone
Polk
Pope
Ramsey
Red Lake
Redwood
Renville
Rice
Rock
Roseau
Scott
Sherburne
Sibley
Stearns
Steele
Stevens
Swift
Todd
Traverse
Wabasha
Wadena
Waseca
Washington
Watsonwan
Wilkin
Winona
Wright
Yellow Medicine
MISSOURI
Andrew

Atchison
Buchanan
Cass
Clay
Clinton
Holt
Iron
Jackson
Nodaway
Platte
MONTANA
Beaverhead
Big Horn
Blaine
Broadwater
Carbon
Carter
Cascade
Chouteau
Custer
Daniels
Dawson
Deer Lodge
Fallon
Fergus
Flathead
Gallatin
Garfield
Glacier
Granite
Hill
Jefferson
Judith Basin
Lake
Lewis and Clark

Madison
McCone
Meagher
Missoula
Park
Phillips
Pondera
Powder River
Powell
Prairie
Ravalli
Richland
Roosevelt
Rosebud
Sanders
Sheridan
Silver Bow
Stillwater
Teton
Toole
Valley
Wibaux
Yellowstone
NEBRASKA
Adams
Boone
Boyd
Burt
Butler
Cass
Cedar
Clay
Colfax
Cuming
Dakota

Dixon
Dodge
Douglas
Fillmore
Franklin
Frontier
Furnas
Gage
Gosper
Greeley
Hamilton
Harlan
Hayes
Hitchcock
Hurston
Jefferson
Johnson
Kearney
Knox
Lancaster
Madison
Nance
Nemaha
Nuckolls
Otoe
Pawnee
Phelps
Pierce
Platte
Polk
Red Willow
Richardson
Saline
Sarpy
Saunders

Seward
Stanton
Thayer
Washington
Wayne
Webster
York
NEVADA
Carson City
Douglas
Eureka
Lander
Lincoln
Lyon
Mineral
Pershing
White Pine
NEW HAMPSHIRE
Carroll
NEW JERSEY
Hunterdon
Mercer
Monmouth
Morris
Somerset
Sussex
Warren
NEW MEXICO
Bernalillo
Colfax
Mora
Rio Arriba
San Miguel
Santa Fe
Taos

NEW YORK
Albany
Allegany
Broome
Cattaraugus
Cayuga
Chautauqua
Chemung
Chenango
Columbia
Cortland
Delaware
Dutchess
Erie
Genesee
Greene
Livingston
Madison
Onondaga
Ontario
Orange
Otsego
Putnam
Rensselaer
Schoharie
Schuyler
Seneca
Steuben
Sullivan
Tioga
Tompkins
Ulster
Washington
Wyoming
Yates

N. CAROLINA
Alleghany
Buncombe
Cherokee
Henderson
Mitchell
Rockingham
Transylvania
Watauga
N. DAKOTA
All Counties
OHIO
Adams
Allen
Ashland
Auglaize
Belmont
Butler
Carroll
Champaign
Clark
Clinton
Columbiana
Coshocton
Crawford
Darke
Delaware
Fairfield
Fayette
Franklin
Greene
Guernsey
Hamilton
Hancock
Hardin

Harrison
Holmes
Huron
Jefferson
Knox
Licking
Logan
Madison
Marion
Mercer
Miami
Montgomery
Morrow
Muskingum
Perry
Pickaway
Pike
Preble
Richland
Ross
Seneca
Shelby
Stark
Summit
Tuscarawas
Union
Van Wert
Warren
Wayne
Wyandot
PENNSYLVANIA
Adams
Allegheny
Armstrong
Beaver

Bedford
Berks
Blair
Bradford
Bucks
Butler
Cameron
Carbon
Centre
Chester
Clarion
Clearfield
Clinton
Columbia
Cumberland
Dauphin
Delaware
Franklin
Fulton
Huntingdon
Indiana
Juniata
Lackawanna
Lancaster
Lebanon
Lehigh
Luzerne
Lycoming
Mifflin
Monroe
Montgomery
Montour
Northampton
Northumberland
Perry

Schuylkill
Snyder
Sullivan
Susquehanna
Tioga
Union
Venango
Westmoreland
Wyoming
York
RHODE ISLAND
Kent
Washington
S. CAROLINA
Greenville
S. DAKOTA
Aurora
Beadle
Bon Homme
Brookings
Brown
Brule
Buffalo
Campbell
Charles Mix
Clark
Clay
Codington
Corson
Davison
Day
Deuel
Douglas
Edmunds
Faulk

Grant
Hamlin
Hand
Hanson
Hughes
Hutchinson
Hyde
Jerauld
Kingsbury
Lake
Lincoln
Lyman
Marshall
McCook
McPherson
Miner
Minnehaha
Moody
Perkins
Potter
Roberts
Sanborn
Spink
Stanley
Sully
Turner
Union
Walworth
Yankton
TENNESSEE
Anderson
Bedford
Blount
Bradley
Claiborne

Davidson
Giles
Grainger
Greene
Hamblen
Hancock
Hawkins
Hickman
Humphreys
Jackson
Jefferson
Knox
Lawrence
Lewis
Lincoln
Loudon
Marshall
Maury
McMinn
Meigs
Monroe
Moore
Perry
Roane
Rutherford
Smith
Sullivan
Trousdale
Union
Washington
Wayne
Williamson
Wilson
UTAH
Carbon

Duchesne
Grand
Piute
Sanpete
Sevier
Uintah
VIRGINIA
Alleghany
Amelia
Appomattox
Augusta
Bath
Bland
Botetourt
Bristol
Brunswick
Buckingham
Buena Vista
Campbell
Chesterfield
Clarke
Clifton Forge
Covington
Craig
Cumberland
Danville
Dinwiddie
Fairfax
Falls Church
Fluvanna
Frederick
Fredericksburg
Giles
Goochland
Harrisonburg

Henry
Highland
Lee
Lexington
Louisa
Martinsville
Montgomery
Nottoway
Orange
Page
Patrick
Pittsylvania
Powhatan
Pulaski
Radford
Roanoke
Rockbridge
Rockingham
Russell
Salem
Scott
Shenandoah
Smyth
Spotsylvania
Stafford
Staunton
Tazewell
Warren
Washington
Waynesboro
Winchester
Wythe
WASHINGTON
Clark
Ferry

Okanogan
Pend Oreille
Skamania
Spokane
Stevens
W. VIRGINIA
Berkeley
Brooke
Grant
Greenbrier
Hampshire
Hancock
Hardy
Jefferson
Marshall
Mercer
Mineral
Monongalia
Monroe
Morgan
Ohio
Pendleton
Pocahontas
Preston
Summers
Wetzel
WISCONSIN
Buffalo
Crawford
Dane
Dodge
Door
Fond du Lac
Grant
Green

Green Lake
Iowa
Jefferson
Lafayette
Langlade
Marathon
Menominee
Pepin
Pierce
Portage
Richland
Rock
Shawano
St. Croix
Vernon
Walworth
Washington
Waukesha
Waupaca
Wood
WYOMING
Albany
Big Horn
Campbell
Carbon
Converse
Crook
Fremont
Goshen
Hot Springs
Johnson
Laramie
Lincoln
Natrona
Niobrara

Park
Sheridan
Sublette
Sweetwater
Teton
Uinta
Washakie

- 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 ~~AF102~~ BE102 DEFINITIONS

~~AF102.1~~ BE102.1 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 ~~AF103~~ BE103 REQUIREMENTS

~~AF103.1~~ BE103.1 General. The following construction techniques are intended to resist radon entry and prepare the *building* for post-construction radon mitigation, if necessary (see **Figure BE103.1**). These techniques are required in areas where designated by the *jurisdiction*.

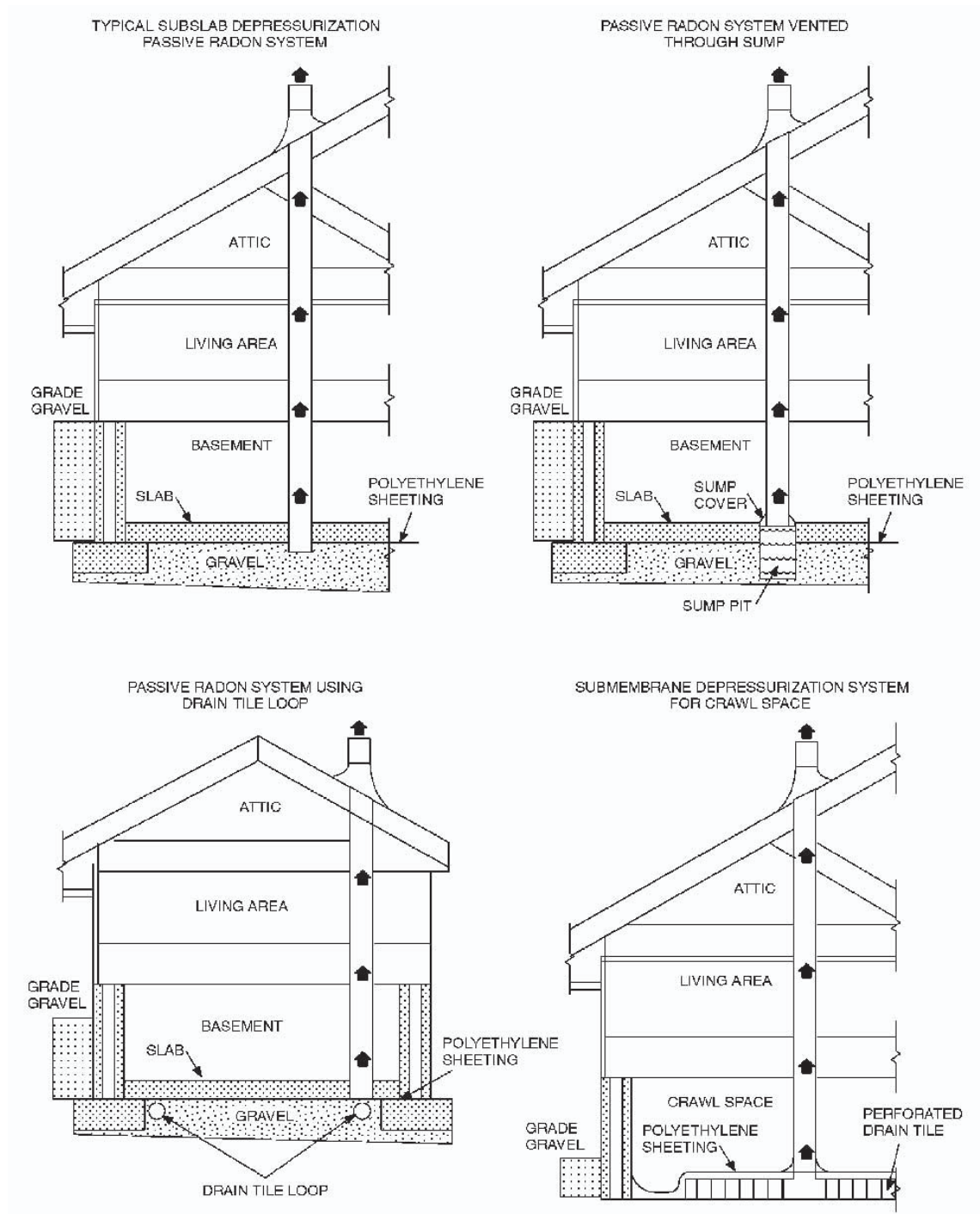


FIGURE AF103.4 FIGURE BE103.1
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

AF103.2 BE103.2 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 depressurization system*, if needed. The gas-permeable layer shall consist of one of the following:

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.

Exception: A sand base course is not required under geotextile drainage matting where the concrete slab is installed on well-drained ground or sand-gravel mixture soils classified as Group 1 according to the United Soil Classification as detailed in Table R401.4.1(2).

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

AF103.3 BE103.3 Soil-gas-retarder. ~~A minimum 6 mil (0.15 mm) [or 3 mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible~~ Flexible sheeting material complying with Section R506.3.3 shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a *soil-gas-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 BE103.4 Entry routes. Potential radon entry routes shall be closed in accordance with Sections BE103.4.1 through BE103.4.10.

AF103.4.1 BE103.4.1 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 BE103.4.2 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 BE103.4.3 Condensate drains. Condensate drains shall be trapped or routed through nonperforated pipe to daylight.

AF103.4.4 BE103.4.4 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 inlet.

AF103.4.5 BE103.4.5 Foundation walls. Hollow block masonry foundation walls shall be constructed with either a continuous course of *solid 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 BE103.4.6 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 BE103.4.7 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 BE103.4.8 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 BE103.4.9 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 BE103.4.10 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 BE103.5 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 BE103.5.1 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 BE103.5.2 Soil-gas-retarder. The soil in *crawl spaces* shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene *soil-gas-retarder*. 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 BE103.5.3 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 BE103.6 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 BE103.6.1 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 BE103.6.2 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 BE103.7 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 BE103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an *attic* or other area outside the *habitable space*.

Exception: The radon vent pipe need not be accessible in an *attic* space where an *approved* roof-top electrical supply is provided for future use.

AF103.9 BE103.9 Vent pipe identification. Exposed and visible interior radon vent pipes shall be identified with not less than one *label* on each floor and in accessible *attics*. The *label* shall read: “Radon Reduction System.”

AF103.10 BE103.10 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 BE103.11 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 BE103.12 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.

SECTION AF104 BE104 TESTING

AF104.1 BE104.1 TESTING. Where radon-resistant construction is required, radon testing shall be as specified in Items 1 through 11:

1. Testing shall be performed after the dwelling passes its air tightness test.
2. Testing shall be performed after the radon control system and HVAC installations are complete. The HVAC system shall be operating during the test. Where the radon system has an installed fan, the dwelling shall be tested with the radon fan operating.
3. Testing shall be performed at the lowest occupied floor level, whether or not that space is

finished. Spaces that are physically separated and served by different HVAC systems shall be tested separately.

4. Testing shall not be performed in a closet, hallway, *stairway*, laundry room, furnace room, bathroom or *kitchen*.
5. Testing shall be performed with a commercially available radon test kit or testing shall be performed by an *approved* third party with a continuous radon monitor. Testing with test kits shall include two tests, and the test results shall be averaged. Testing shall be in accordance with this section and the testing laboratory kit manufacturer's instructions.
6. Testing shall be performed with the windows closed. Testing shall be performed with the exterior doors closed, except when being used for entrance or exit. Windows and doors shall be closed for not fewer than 12 hours prior to the testing.
7. Testing shall be performed by the builder, a *registered design professional* or an *approved* third party.
8. Testing shall be conducted over a period of not less than 48 hours or not less than the period specified by the testing device manufacturer, whichever is longer.
9. Written radon test results shall be provided by the test lab or testing party. The final written test report with results less than 4 picocuries per liter (pCi/L) shall be provided to the code official.
10. Where the radon test result is 4 pCi/L or greater, the fan for the radon vent pipe shall be installed as specified in **Sections BE103.9** and **BE103.12**.
11. Where the radon test result is 4 pCi/L or greater, the system shall be modified and retested until the test result is less than 4 pCi/L.

Exception: Testing is not required where the *occupied space* is located above an unenclosed open space.