

# PA9 Meet Thresholds for Radon

## Technical Document (Individual)

WELL Performance Rating™, Q4 2022 Addenda








### WHAT IS THIS DOCUMENT:

This document is intended to serve as a guide on how to create a **technical document to demonstrate indoor air quality meets basic thresholds for radon**.

This document and similar tools are intended to assist projects in their pursuit of the WELL Performance Rating™ but use of this document and/or similar tools are in no way a guarantee of achievement of any rating or designation, and no representation or warranty is made regarding the likelihood of achieving any rating or designation.

Note: The below document is based on the Q4 2022 addenda of the WELL Performance Rating™. Project teams are required to implement the feature requirements from the addenda version assigned to their project or any more recent addenda version.

### HOW TO USE THIS DOCUMENT:

- ☐  Read the [below feature requirements](#) (or the feature requirements from the [addenda version assigned to your project](#), as relevant) and determine how your project addresses each requirement.
  - a. If your project is a WELL Core project, read through and ensure that your project follows the “WELL Core Guidance.”
  - b. Make sure to apply the feature requirements appropriate to your project’s space types. For example, if your project has both dwelling units and other space types, ensure your project is applying the requirements under “For Dwelling Units” to the dwelling unit spaces and applying the requirements under “For All Spaces except Dwelling Units” to the other space types. Check out the [WELL Performance Rating™ digital standard](#) for the exact language on your project’s space types.
- ☐  Refer to the [below example document](#) to get an idea of how to set up your documentation.
- ☐  Collaborate with your stakeholders to gather the [relevant documentation](#) that demonstrates the project’s compliance with the feature. Some examples of relevant documentation include:
  - a. a letter from a hired professional outlining services provided
  - b. the project’s floor plans
  - c. a modeling report
- ☐  Create a technical document using existing documentation where relevant, annotating it to clarify where feature requirements are met. Some examples of annotating include:
  - a. highlight the sections relevant to WELL requirements
  - b. circle or add boxes around particular data
  - c. add notes to confirm WELL requirements
  - d. add labels to draw attention to particular sections
  - e. provide an explanation of the connection to WELL requirements using a different colored font
  - f. check out the [WELL Documentation Annotation Guide](#) for more
- ☐  Name the document so that it is easily identifiable. Some examples for naming include:
  - a. name the document using the WELL feature code
  - b. name the document using the WELL feature name
  - c. name the document using the WELL document type
- ☐  Review the document you’ve created and ensure that all the necessary WELL requirements are fully and clearly addressed.
  - a. Note: the level of detail is up to the discretion of the project team, but the document must include specific details demonstrating that the actual requirements have been enacted in the project boundary. Features cannot be demonstrated solely through a written confirmation that the WELL requirements have been or will be implemented.
- ☐  Upload the document to the checklist in the WELL digital platform, after you’ve confirmed that the document fully and clearly addresses all the necessary WELL requirements.



## FEATURE REQUIREMENTS:

### **For All Spaces**

*The following threshold is met in regularly occupiable spaces at or below grade:*

- a. *Radon: 0.15 Bq/L [4 pCi/L] or lower, as tested by a professional demonstrated not to have a conflict of interest with the WELL project or through continuous monitoring data. One test is conducted per 25,000 ft<sup>2</sup> [2,300 m<sup>2</sup>] of regularly occupied space at or below grade.*

#### WELL Core Guidance:

Meet these requirements in non-leased spaces provided, this area comprises at least 2.5% of the total project area.

Otherwise, meet these requirements in non-leased space plus sufficient leased space to sum to 2.5% of the total project area.



The below sample documentation is intended to provide guidance in creating a technical document. It is not a template. You may note included components that are not required to demonstrate compliance with this feature.



#### Example document for PA9 Meet Thresholds for Radon

[DATE]

[PROJECT ADDRESS]

Dear [PROJECT ADMINISTRATOR NAME],

We have completed a screening test of radon in the air at the address above. The average radon level was 3.5 picocuries per liter (pCi/L). This is below the level of 4.0pCi/L at which radon mitigation action would be required. Thus, there is no further action recommended at this time.

#### Additional Information:

Date & Time of Test Start	12/31/21 3:50 pm
Date & Time of Test Stop	1/2/22 5:04 pm
Length of Test	49 hours
Location of Sampler	7.3 m from windows and exterior doors
	40.6 cm away from exterior walls
	67.3 cm above finished floor
Status of vents & dampeners	Closed
Test Disturbance	None
Severe Weather	None
Mitigation System	None
Device type	passive (charcoal)

No observations were made that would indicate tampering or other deviations from established protocols.

This report reflects the indoor radon level during the test period and provides information upon which to base radon mitigation decisions. The test results provide a snapshot of the radon level during the test period, there is no guarantee of future radon levels. Periodic retests are suggested especially if there is a change to occupancy, structural or mechanical changes to the home or changes to a radon mitigation system if installed.

[insert raw data provided by radon testing organization]

#### TIPS FOR MULTIPLE LOCATIONS

- For organizations pursuing the WELL Performance Rating for multiple locations, a technical document must be submitted for each project pursuing this feature part; it is not considered shareable.