

2021 Virginia Residential Code

2021 Residential New Construction Radon Requirements

APPENDIX AF RADON CONTROL METHODS

AF104.1 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 AF103.9 and AF103.12.
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.