



April 14, 2025

LD 1232 An Act to Require Radon Testing for Certain Commercial and Residential Construction

Senator Chip Curry

Representative Traci Gere

RE: LD 1232

Senator Curry, Representative Gere and members of the Joint Standing Committee on Housing and Economic Development

My name is Carl M Chretien resident of Saco, I'm here representing myself. I work as third-party inspector as well as consultant for codes. I'm submitting testimony neither for or against as the issues raise in the bill need to address in some manner or other.

I am now involved with a dispute between a town and homeowner in which this is one of the issues.

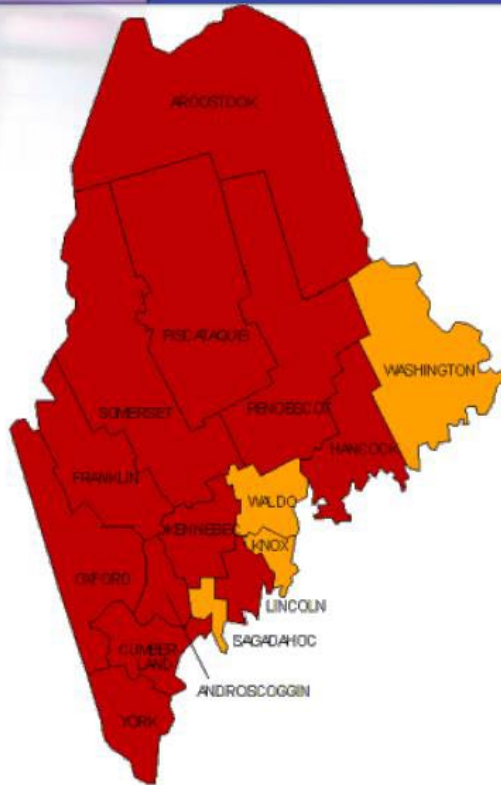
The homeowner is trying to get an occupancy permit and now the town is trying to enforce the standard at the eleventh hour.

The issue is that the code officer wants a fan because the pipe has too many elbows but yet no one has done an inspection of the piping under the slab in the crawlspace. A poly membrane needs to be installed first and any drainage piping that goes the outside need a backflow preventer other wise the fan will pull air where it has the least resistance which may be from area above the slab or from the outside environment., thereby defeating the purpose of the fan which is to pull the radon gas from under the slab before it enters the living space.

As most jurisdictions have only one person enforcing the codes in towns over 4,000 population or towns under 4,000 who have thru an ordinance. Having a check box or a reminder on a permit application would be the easiest thing to do putting responsibility on the applicant. As the standard ATSM E1465-08 requires all of the components as well testing it is my hope that this bill can be a positive influence in getting conformity across the state. As we all know that builders aren't licensed and typically only find out about these requirements after the fact thru litigation.



STATE OF MAINE RADON MAP



- **Zone 1** Highest Potential (greater than 4 pCi/L)
- **Zone 2** Moderate Potential (from 2 to 4 pCi/L)
- **Zone 3** Low Potential (less than 2 pCi/L)

Sincerely,
Carl M Chretien

President

