

Testimony of the Maine Municipal Association

In Opposition to

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

April 17, 2025

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Sen. Curry, Rep. Gere and distinguished members of the Housing and Economic Development Committee, my name is Rebecca Graham, and I am submitting testimony in opposition to LD 1232, at the direction of MMA's Legislative Policy Committee (LPC). Our LPC is composed of municipal officials from across Maine, elected by their peers to represent communities with vastly different enforcement staff, resources and capacities.

This bill and its merits were discussed yesterday during our Legislative Policy Committee meeting and officials voted unanimously to oppose the initiative.

Radon testing is already a requirement in the Maine Uniform and Building Code (MUBEC) and in communities where it is required to be enforced and is already part of the necessary review. Maine Indoor Air Quality Council provides training on how to comply with the Radon Construction Code with is the ASTM E-1465-08 Standard which requires all new Maine homes to mitigate Radon. As drafted, this would require an additional permit to be issued by a person who would need to be licensed for designing and installing the radon mitigation measures beyond the existing standard and assess penalties for failures to use them unless the construction is conducted in a non-MUBEC enforcement community and by a homeowner acting as a general contractor.

Code officials feel this is unnecessary, while respecting the significant cancer risk posed by unmitigated radon particularly in tighter new home builds where energy efficiency needs to be balanced with air quality dangers. However, as it is already part of the MUBEC code, an extra permit will only add to the delays and reviews necessary for residential and commercial construction without providing any added benefit.

For these reasons, municipal officials ask that you vote "ought not to pass" on LD 1232.