

# CARST Guideline for Conducting Radon Measurements as Part of a Real Estate Transaction of Residential Dwellings in Canada (draft)

## 1.1 Introduction

Reducing radiation from radon exposure at home should be a priority for all Canadians in order to protect themselves from radon-induced lung cancer. In order to do this, a homeowner must first test their home for radon and then mitigate the home if levels are elevated.

Radon testing during the heating season over several months (91 days and longer) is recommended by Health Canada for all houses across Canada. Ideally, a homeowner planning to sell a house conduct a long-term radon measurement of at least 3 months' duration and mitigate their home should the radon concentration be above Health Canada's Action Level of 200 Bq/m<sup>3</sup> prior to listing the house for sale. Radon measurement reports should also be provided as part of the seller's declaration/disclosure statements.

Due to the time constraints frequently experienced during a real estate transaction, long-term radon measurements are often not practical during the time a house is for sale. If a long-term radon measurement has not been conducted prior to a real estate transaction, a short-term radon measurement can provide important information on whether funds may be required to cover the installation of a radon mitigation system. While a short-term radon measurement can be a good indicator of the radon level during the testing period, it may not provide an accurate prediction of the homeowner's average annual exposure. In an effort to protect public health, this document uses an indicator level of 75 Bq/m<sup>3</sup> to alert homeowners to the possibility that a mitigation system may be required. It also includes recommendations on specific devices to be used, the use of a C-NRPP professional and conditions for which the tests should be made. These are all for the intent of protecting public health.

The minimum duration of a radon test is 48 hours; however a longer test period can be used. Research shows that the longer the testing period, the better its comparison to an annual average level in a building (22, 23, 26, 29, 30). The user should be advised to test for the longest available period with the proper approved device.

Seasonal factors are also known to have an effect, on a short-term measurement. On average a maximum variation of 20% has been recorded in Canada when comparing a short term to long-term measurement, although individual variations may be larger. Therefore, the user might consider having a more conservative interpretation of the guidance with an indicator level of 50 Bq/m<sup>3</sup>, instead of the recommended 75 Bq/m<sup>3</sup> when testing is conducted outside of the heating season (Oct-March).

## 1.2 Scope

This guideline is intended for use by C-NRPP Radon Measurement Professionals. It includes procedures, minimum requirements and general guidance for measuring radiation from radon in residential

## Appendix H: Estimated Radon Mitigation System Pricing Tables

Unique features of the house should be identified and may increase the costs of a mitigation system.

Recommend obtaining a written estimate from a professional mitigation contractor as costs can vary widely due to many factors not easily determined by a non-professional.

Province	1 Story	2 Story	Crawlspace
BC	\$ 3 000	\$ 3 000	\$ 3 000 – 10 000
MB, AB, SK	\$ 3 000	\$ 3 000	\$ 3 000 – 10 000
ON	\$ 3 000	\$ 3 000	\$ 3 000 - 10 000
QC, YK	\$ 3 000	\$ 3 000	\$ 3 000 - 10 000
PEI, NB, NS, NL	\$ 3 000	\$ 3 000	\$ 3 000 - 10 000

Your local Health Canada/C-NRPP radon professional at Water and John

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