Public Review Draft

Proposed Addendum am to Standard 189.1-2023

Standard for the Design of High-Performance Green Buildings

Except Low-Rise Residential Buildings

First Public Review (July, 2026)
(Draft Shows Proposed Changes to Current Standard)

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Foreword

The reference standards for soil gas measurement and mitigation have been updated. The two radon measurement standards (MAMF and MALB) were formally consolidated into a single standard MA-MFLB. The two mitigation standards (RMS-MF and RMS-LB) have been consolidated into a single publication SGM-MFLB. This addendum modifies Sections 10.8 and 10.10.4, and the references in Chapter 11, to reflect these changes.

[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~strikethrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.]

Addendum am to 189.1-2023

Modify Section 10.8 as follows:

10.8. Soil-Gas Control. The building shall be tested, postconstruction, for radon in accordance with ANSI/AARST MA-MFLB ~~MALB or ANSI/AARST MAMF as applicable~~. The indoor radon concentration shall be below 2.7 pCi/L (100 Bq/m3). Where radon testing indicates that the indoor radon concentration is 2.7 pCi/L (100 Bq/m3) or greater, radon mitigation shall be conducted in accordance with ANSI/AARST SGM-MFLB ~~RMS-LB or ANSI/AARST RMS-MF~~, and the building shall be retested to verify that the radon concentration is below 2.7 pCi/L (100 Bq/m3).

10.8.1 Documentation. The radon test reports shall be provided to the *owner* and shall be retained with the project records.

Modify Section 10.10.4 as follows:

10.10.4 Radon Mitigation. For buildings where radon mitigation is required under Section 10.8, operation, maintenance, and monitoring procedures shall include the following:

a. Quarterly inspection and repair, as needed, of fans and other mechanical components
b. Biennial inspection and repair as needed of all components of the mitigation system not addressed by Section 10.10.4(a), including, but not limited to, performance indicators and visible mitigation system components, piping, fasteners, supports, labels, soil-gas barrier closures at exposed membranes, sumps, and other openings between soil and interior space
c. Radon testing in accordance with ~~AARST MALB~~ ANSI/AARST MA-MFLB. Where radon testing indicates that the indoor radon concentration is 2.7 pCi/L (100 Bq/m3) or greater, mitigation shall be performed in accordance with ~~AARST RMS-LB~~ ANSI/AARST SGM-MFLB. The building shall be retested and mitigation repeated as needed to achieve a radon concentration less than 2.7 pCi/L (100 Bq/m3). Radon testing shall be performed at intervals of not more than two years except where testing over the preceding eight years has not shown levels that exceed 2.7 pCi/L (100 Bq/m3). In that case, radon testing shall be performed at intervals of not more than five years.
d. Documentation and retention of inspection and repair records and testing reports

Modify Section 11 as follows:

ANSI/AARST MA-MFLB 2023 Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings (10.8, 10.10.4)

ANSI/AARST SGM-MFLB 2023 Soil Gas Mitigation Standards for Existing Multifamily, School, Commercial and Mixed-Use Buildings (10.8, 10.10.4)

~~ANSI/AARST RMS-LB-2018 with 12/2020 revisions Radon Mitigation Standards for Schools and Large Buildings~~

~~ANSI/AARST MALB-2019~~2014 ~~with 1/2021 revisions Protocols for Measuring Radon and Radon Decay Products in School and Large Buildings~~

~~ANSI/AARST RMS-MF-2018 with 12/2020 revisions Radon Mitigation Standards for Multifamily Buildings~~

~~ANSI/AARST MAMF-2017 with 1/2021 revisions Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily Buildings~~