

# 2019 Minnesota Radon Licensing Law Policy & Impacts

Efficiency Detectives, LLC & Winona Home Inspections

\*All information pertaining to the law comes directly from the MDH website

# Who Needs a License?

Professionals that measure and companies that perform radon lab analysis, must be licensed by MDH

**Measurement professionals:** an individual who places or retrieves test device in buildings they do not own or lease.

**Radon Analysis Laboratories:** a business or government entity that analyzes passive radon test devices for the presence or concentration of radon.

Minnesota Department of Health Radon License Law

Note: The license law pertaining to Mitigation professionals is current on hold pending further review by a Ramsey County Court

## Details

- <https://www.health.state.mn.us/communities/environment/air/radon/measurementprof.html>
- <https://www.health.state.mn.us/communities/environment/air/radon/licensing.html>

# Who Does Not Need A License?

- ▶ A person testing radon concentrations in a building that they own or lease
- ▶ Providing radon testing devices or information for general education purposes
  - ▶ County Public Health Office
  - ▶ City inspections office
- ▶ A building official or that person's designee
- ▶ Hardware stores that sell test kits
- ▶ Mitigation technicians if they are supervised on-site by a licensed radon professional
- ▶ Contractors/builders installing a passive radon system into a new home as required by Minnesota building code

# Training & Costs

- ▶ Measurement professionals must complete an initial measurement radon training course approved by MDH and pass the exam.
- ▶ All Minnesota radon professional licenses are valid for 1 year from the date of issuance
- ▶ In order to renew (annually) a measurement license, individuals are required to complete 8 hours of continuing education approved by MDH
- ▶ Measurement Professionals must submit a completed application
  - ▶ Proof of course and exam completion
  - ▶ Pay \$150 non-refundable application fee
- ▶ Anyone from Wisconsin conducting radon measurements in Minnesota in a home they do not own must be licensed by MDH
  - ▶ [US Olympian treated for Lung Cancer resulting from exposure to Radon](#)

# Requirements for Professionals

- ▶ Besides the Training, continuing education & Fee measurement professionals must submit and follow :
- ▶ QA plan requires quarterly data reporting to MDH that includes:
  - ▶ Submission of all measurement information
    - ▶ Dates & times, addresses, type of device used in measurement, type of test (initial, follow-up, post-mitigation)
    - ▶ Was the test part of a real estate transaction
    - ▶ Radon Concentration level
    - ▶ Age & type of building being tested
    - ▶ Presence of mitigation system and system tag if applicable

# Testing Scenarios

- ▶ Perform independent and simultaneous tests in homes that have multiple below ground living levels, ie. a basement bedroom and a living space above a crawl such as an addition (requires two devices)
- ▶ Measurements must be conducted in a home under “normal operating/occupancy conditions”
  - ▶ This means: HRV/ERV should be on during a measurement
  - ▶ Mitigation systems must be on and running
  - ▶ HVAC systems should be on and running in normal conditions
- ▶ House must have been “closed” during the previous 12 hours
- ▶ Combustion/fresh air supply should remain open during a test

# MDH License

This is what the new MDH license looks like. It should be present on site when a Technician sets and retrieves a radon testing device.



# Requirements for Professionals (cont)

- ▶ Maintain proof of license while on project site
- ▶ Use only NRPP NRSB approved devices
  - ▶ There is no such thing as an EPA approved device. That is an old standard that is no longer accepted. (Safety Siren and First Alert are NOT NRPP approved devices)
- ▶ Maintain radon device calibration and records for 3 years
  - ▶ Most devices require annual calibration at a cost of ~\$200 each
  - ▶ Each type of device must be performance tested every two years at a cost of ~\$200
- ▶ Submit to random audits and not interfere with MDH inspectors
- ▶ Comply with ANSI/AARST protocols for conducting radon measurements in homes, multifamily buildings, and schools/large commercial buildings
- ▶ Make available to MDH, records; (equipment, addresses, property owners and residents, and employees)



# What to look for in a radon report

- ▶ Radon concentration data
- ▶ Proof of calibration of devices
- ▶ Proof of performance testing of measurement devices
- ▶ MDH license
- ▶ The use of tamper resistant devices
  - ▶ Devices that sense motion, temperature, pressure, and humidity
  - ▶ Envelopes can be used for real estate transactions but can easily be moved and cannot detect temperature or pressure changes.

# Our rates

- ▶ Radon testing rates as of January 1, 2019
  - ▶ Standard rate without inspection \$175
  - ▶ Standard rate with inspection \$150
- ▶ Radon Rates: \$175 in Winona (+ \$.50/mile outside of Winona), \$150 with Inspection (+\$.50/mile outside of Winona area)
  - ▶ Mutli-level testing (two devices) \$300, \$250 with inspection
  - ▶ Mileage from 480 W Burns Valley RD
  - ▶ Winona area includes, (Stockton, Witoka, Wilson, Minnesota City, Homer)
  - ▶ Rates reflect added costs and labor requirement for licensure
- ▶ Inspection Rates: \$350 in Winona, Lewiston, Rollingstone, Pickwick, Minneiska, \$400 St Charles, Rushford, Houston, LaCrescent, Kellogg, \$425 Wabasha, Whalan, Lansboro
  - ▶ Inspections include: 13 page 130+ point paper report, client walkthrough, and a digital summary that includes important images from inspection