



Am I required to test for radon?

City code does not require radon testing or mitigation. However, Fort Collins City Code requires that sellers provide a copy of this informational brochure to all buyers of residential property at point of sale (prior to the execution of a contract on a home). The "seller" may be a realtor, home-owner, attorney or any other person acting on behalf of the seller.

Can radon affect water?

If you use a well for your drinking water supply, radon can also enter your home through well water. If your home has a high radon level in the air (4 pCi/L or more) and you have a well, call the Safe Drinking Water Hotline at 1-800-426-4791 or the Colorado Department of Public Health and Environment at (303) 692-3090.

How can radon levels be reduced?

Don't despair if you find elevated radon concentrations in your home! Radon problems can be prevented by installing a radon mitigation system. A plastic pipe is connected to the soil beneath a slab, basement or crawl space floor and then extended to the outside of the home, where radon gas is harmlessly exhausted into outside air. A continuously-operating fan ensures the system's effectiveness. If you hire a contractor to do the work, use one who is listed at www.radongas.org.

Do new homes need radon systems?

In new construction, you should ask to have a radon exhaust system installed during construction. Such systems frequently rely on passive ventilation, thus avoiding the need for a fan, and can be concealed within the internal skeleton of the home. If you choose to have a radon mitigation system installed, it must meet city building code standards. To learn more, call Fort Collins Building and Zoning at 221-6760.

For more radon information:

Fort Collins Natural Resources Department
Air Quality Program
(970) 416-2616

www.fcgov.com/radon



Community Planning & Environmental Services
Natural Resources Department
PO Box 580
Fort Collins, CO 80522-0580

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RADON

Buying and Selling a Home in Fort Collins

What is radon?

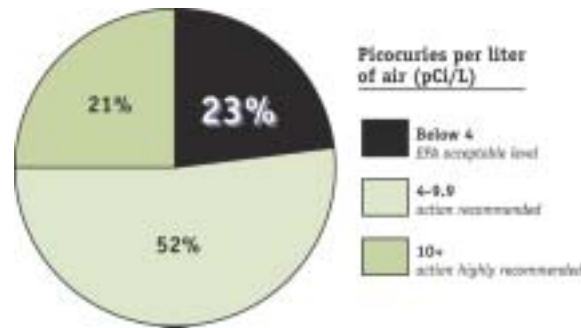
Radon is an invisible, odorless, radioactive gas created during the natural decay of uranium in the soil. Radon is everywhere, and Colorado has higher concentrations than other regions. Radon gas is drawn into homes and other buildings through cracks and openings in basements, crawl spaces and slabs. Radon levels vary from house to house and have nothing to do with age, quality or upkeep of the home.

Why is radon a concern?

Radon gas has been shown to cause lung cancer in people who are exposed to elevated levels over a long period of time. The US Environmental Protection Agency (US EPA) recommends action when radon levels reach or exceed 4 picocuries per liter of air (pCi/L). If you smoke and your home has an elevated radon level, your risk for lung cancer is especially high. Government agencies, including the City of Fort Collins, rely upon US EPA guidelines regarding acceptable levels of radon in the house. Test for radon in your home!

What are radon levels in Fort Collins?

Thousands of Fort Collins homes have been tested for radon by individual homeowners and private radon testers. Test results indicate that three out of four Fort Collins homes have radon levels of 4 pCi/L or above. But don't let these numbers scare you away from Colorado! Radon is a problem that can be fixed.



Percentage of area homes with radon levels

What should homebuyers and sellers know about radon?

When buying a home in Fort Collins, take time to test radon levels. If your dream home has high radon levels, does this mean you should walk away? Absolutely not! There are ways to effectively reduce radon levels in your future home. Of all the problems that a house can have, radon is one of the most easy to identify and fix. Radon can be reduced, either before you buy a home, or after you buy it and move in.

How do I test for radon?

There are two approaches to measure radon:

- Conduct self-administered tests. The City sells radon testing kits at a reduced cost at two locations during regular business hours:
 - Senior Center, 1200 Raintree Drive
 - Building and Zoning Department, 281 N. College
- Hire a qualified professional tester. A list of qualified testers can be found at www.radongas.org.

Use the following tips to test for radon:

- If you test radon levels yourself, follow the directions in the kit.
- Conduct tests in the lowest level of the home that is currently lived in (e.g. basement).
- Do NOT test in a room with high moisture content, such as a kitchen or a bathroom.

Where can I find radon testers or contractors?

For a list of radon testers and contractors, please look in the Yellow Pages under Radon Testing or Radon Mitigation. You can confirm that a contractor is qualified by checking www.radongas.org.