

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 3 - 2 - 0

Yeas: Burdick, Rosenbaum, Bonamici

Nays: George, Girod

Exc.: 0

Prepared By: Lori Brocker, Administrator

Meeting Dates: 2/9, 2/11

WHAT THE MEASURE DOES: Requires Building Codes Structures Board and Residential and Manufactured Structures Board to adopt radon mitigation standards for new public buildings and certain new residential buildings. Requires BCSB and RMSB to consider radon mitigation standards recommended by U.S. Environmental Protection Agency. Specifies counties to which standards apply and gives BCSB and RMSB authority to apply standards to other counties if, after consultation with Oregon Health Authority, deemed appropriate due to local radon levels. Requires Real Estate Agency to provide radon information to potential buyers of one and two family dwellings. Declares an emergency; effective on passage.

ISSUES DISCUSSED:

- Impact of radon on human health
- Radon resistant new construction
- Cost of radon mitigation in new residential construction
- Impact of alerts on home values
- Jurisdiction of counties or regions over building codes
- Cost of radon mitigation in new public buildings

EFFECT OF COMMITTEE AMENDMENT: Replaces the measure.

BACKGROUND: Radon is a radioactive, colorless, odorless gas. It is present in soil and air and, consequently, present at some level in most buildings. Radon is classified as a known human carcinogen. The U.S. Environmental Protection Agency has established standards for reasonable levels for human exposure. A number of states and local jurisdictions have adopted building codes requiring radon resistant new construction.

SB 1025A requires the adoption of design and construction standards for mitigating radon in new public buildings and in new residential buildings that are identified in Oregon's Structural Specialty Code as Group R-2 and R-3. Group R-2 covers residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature. Group R-3 covers residential occupancies that are permanent in nature and limited in number of dwelling units.