



ADDENDUM #1

TECHNICAL DESIGN AND CONSTRUCTION STANDARDS For New Construction, Rehabilitation and Adaptive Reuse

STATE LEAD PAINT RULES AND FEDERAL RADON REQUIREMENTS

August 22, 2024

Federal Radon Requirements

The U.S. Department of Housing and Urban Development has clarified their guidance about the requirements for addressing radon in the environmental review process required by 24 CFR 58, stating that potential radon exposure must be considered and addressed during the environmental review.

Radon now must be tested for rehabilitation, adaptive reuse, and new construction projects at project completion using ANSI/ARSI standards.

- New Construction, adaptive reuse, and Rehabilitation - 100% of ground floor units and 10% of units in each additional floor must be tested
- It is required in NH Housing's current Technical Design & Construction Standards that piping for a radon mitigation system be installed during construction as standard equipment so that if the radon test after completion shows levels above the EPA's threshold of 4.0 picocuries/liter, the system will be in place and will just have to be activated.

State Lead Law – new requirements

NH statute provision RSA 130:A-5-d regarding lead paint hazards took effect on July 1, 2024. According to this new provision, the following properties shall require a certification of lead safety prior to being used as either a residential rental unit or as a day care facility:

- Newly-constructed rental units within buildings erected prior to January 1, 1978. ("Newly-constructed rental units" means rental units being converted from a use other than residential rental housing.)
- Single-family homes that were owner-occupied and are now being put on the residential rental market.



NH Housing's Technical Design and Construction Standards for Rehabilitation allow for exemptions in certain instances from the requirement of providing a certificate of lead safe at the end of construction prior to occupancy. To comply with the new RSA provision, these exemptions are limited to existing residential rental buildings being rehabilitated. Any building being rehabilitated that is not already a residential rental building will need to comply with the RSA regardless of the intended use.