



9.3 RADON GAS

A review of records regarding radon concentrations in Larimer County, Colorado, was conducted to determine if concentrations of radon in the general area of the site are within the USEPA guidelines. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) or greater as a guidance level at which further evaluation and potential remedial actions are recommended.

According to the USEPA Office of Radiation and Indoor Air information/mapping, the site is located within a Radon Zone Level 1. This zone has a predicted average indoor radon gas screening level of greater than 4.0 pCi/L, which is above USEPA guidance levels.

In accordance with the Freddie Mac Phase I ESA Guidelines, Blackstone conducted radon screening at the site to measure radon gas concentrations. The screening program included deployment of short-term (48-96 hour) radon scintillation testing devices. The testing devices were deployed between April 24 and April 26, 2019, for a period of approximately 48 hours. The screening technique utilized is designed to provide an initial response that will identify whether long term testing or further investigation is required. The number of testing devices and sampling locations were selected to provide initial data representative of current radon gas concentrations in lowest, livable units.

Blackstone placed testing devices in the living room area of nine ground floor units in the apartment buildings (one testing device per dwelling unit). The testing devices were placed between three to six feet from the floor and tested during normal ventilation conditions.

The testing devices were successfully reclaimed from the residential buildings and submitted to AccuStar Labs in Ward Hill, Massachusetts for laboratory analysis. The laboratory analytical results are provided in Appendix F. The testing locations and the analytical results are summarized as follows:

Summary of Radon Gas Screening	
Testing Location	Radon Gas Concentration (pCi/L)
Building 2910 Unit 103	0.5
Building 2930 Unit 104	2.8
Building 2950 Unit 103	1.4
Building 2970 Unit 102	0.8
Building 2990 Unit 104	0.9
Building 3020 Unit 102	0.8
Building 3040 Unit 108	0.7
Building 3060 Unit 102	0.9
Building 3080 Unit 108	0.6

pCi/L: picoCuries per liter of air

The screening results did not identify radon gas concentrations equal to or greater than the USEPA 4.0 pCi/L guidance limit. As such, no further evaluation is recommended.