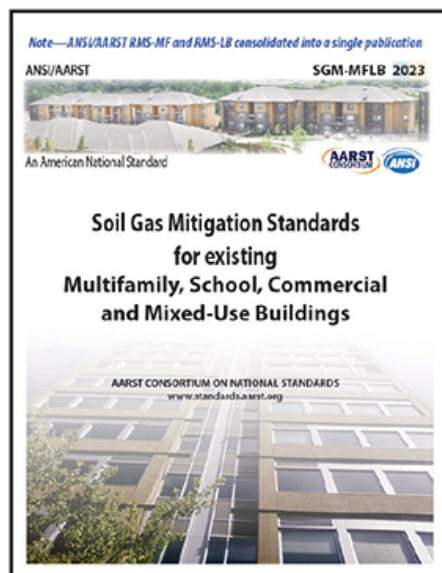


Public Review of SGM-MFLB Incremental Addenda Updates 26-09

Consistent with our continuous maintenance program, this public review event represents proposed updates for incrementally improving ANSI/AARST SGM-MFLB (*Soil Gas Mitigation Standards for Existing Multifamily, School, Commercial and Mixed-Use Buildings*)

ANSI/AARST standards are available for review and for purchase at www.standards.aarst.org. A link to ensure you receive future public review notices can be found at www.standards.aarst.org/public-review.



Public Review: SGM-MFLB 202x Addenda 26-09

COMMENT DEADLINE:

October 5th, 2026

REQUESTED PROCESS AND FORM FOR FORMAL PUBLIC REVIEW COMMENTS

Submittals (MS Word preferred) may be attached by email to StandardsAssist@gmail.com

- 1) Do not submit marked-up or highlighted copies of the entire document.
 - 2) If a new provision is proposed, text of the proposed provision must be submitted in writing. If modification of a provision is proposed, the proposed text must be submitted utilizing the strikeout/underline format.
 - 3) For substantiating statements: Be brief. Provide abstract of lengthy substantiation. (If appropriate, full text may be enclosed for project committee reference.)
-

REQUESTED FORMAT

Public Reviewed Item and Its Date: SGM-MFLB 202x addenda 26-09

- **Name:** Affiliation:
- **Clause or Subclause:**
- **Comment/Recommendation:**
- **Substantiating Statements:**

Repeat the four bullet items above for each comment.

Intellectual rights

NOTE: Commenters that choose to submit comments shall be deemed to have done so at their sole discretion and acceptance that work product resulting from comments and other participation shall be wholly owned by the publisher (AARST), to include all national and international publishing and intellectual rights associated with the work product creation and publication.

AARST Consortium on National Standards

Website: www.standards.aarst.org Email: Standards@AARST.org

527 N Justice Street, Hendersonville, NC 28739

The Consortium Consensus Process

The consensus process developed for the AARST Consortium on National Radon Standards and as accredited to meet essential requirements for American National Standards by the American National Standards Institute (ANSI) has been applied throughout the process of approving this document.

Continuous Maintenance

This standard is under continuous maintenance by the AARST Consortium on National Standards for which the Executive Stakeholder Committee has established a documented program for regular publication of addenda or revisions, including procedures for timely, documented, consensus action on requests for change to any part of the standard.

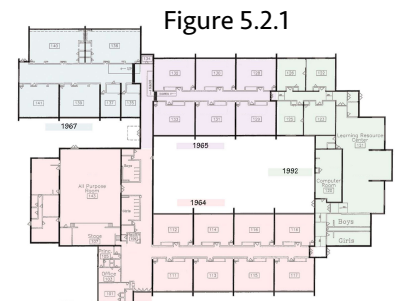
User Tools: User tools are posted online (www.standards.aarst.org/public-review) as they become available (such as templates for field notices, inspection forms, interpretations and approved addenda updates across time).

Notices

Notice of right to appeal: All directly and materially interested parties who have been, or will be, adversely affected by a decision made by a Standards Development Committee (SDC) or the Consortium Executive Stakeholder Committee (ESC) in the implementation of AARST Consortium on National Standards procedures have the right to appeal. Such policies and procedures can be found at www.standards.aarst.org/public-review.

Disclaimer: The AARST Consortium on National Standards strives to provide accurate, complete and useful information. The AARST Consortium on National Standards will make every effort to correct errors brought to its attention. However, neither the AARST Consortium on National Standards, its sponsoring organization the American Association of Radon Scientists and Technologists nor any person contributing to the preparation of this document makes any warranty, express or implied, with respect to the usefulness or effectiveness of any information, method or process disclosed in this material. Nor does AARST or the AARST Consortium on National Standards assume any liability for the use of, or for damages arising from the use of, any information, method or process disclosed in this document. It is the sole responsibility of persons using this standard to stay current with changes to the standard and to comply with local, state and federal codes and laws relating to their practice.

5.0 SYSTEM DESIGN



5.2.2 Visual inspections

5.2.2.3 Chemically Contaminated Water

5.2.2.4 HVAC Priorities

The visual inspections of the building, including interior, exterior and roof, **shall** include review for the design of HVAC and related building features, as specified in **Table 5.2.2.4**. Evaluations of air pressure and airflow differences between rooms **shall** be conducted where the existing conditions indicate that mitigation designs may need to include augmentation of HVAC designs. Observations of conditions that may influence mitigation system design **shall** be recorded in jobsite logs.

Where conditions in **Table 5.2.2.4** are observed, jobsite logs shall include notation of components or description of conditions observed that may influence mitigation system design.

Table 5.2.2.4 Conditions That May Influence Mitigation Design	
Exhausts	Exhaust fans capable of causing building depressurization
Ventilation With Outdoor Air	Air intakes vents that may enhance ventilation, or observance of a lack of ventilation
Air Pressure	Unbalanced air pressure relationships across rooms or unique sectors.
Ventilation	Differences in ventilation air across rooms or unique sectors.

Table 5.2.2.4 HVAC That May Influence Mitigation Design	
HVAC <u>All floors & Unique Sectors</u>	<u>Identify and note all HVAC Types that are present in the building and general locations.</u>
	<u>Note the location of all large air handlers and approximate airflow (cfm) they can generate.</u>
	<u>Note the condition of any HVAC equipment observed that is in disrepair, to include any evidence of back drafting.</u>
Air Intakes <u>All floors & Unique Sectors</u>	<u>Identify and note outdoor air intakes and locations.</u>
	<u>Note the location of any outdoor air intake that appears to be compromised by debris, clogged filters or failed control settings.</u>
	<u>Identify and note rooms or hallways that are virtually void of any ventilation.</u>
HVAC Balance <u>Ground Contact Areas</u>	<u>Note observance where the return vent openings are larger than the supply vent openings in ground contact rooms or as connected to multiple ground contact spaces.</u>
	<u>Note observance of occupied rooms that are not ventilated, to include where supply or return vents are not present.</u>
Exhaust Fans <u>In the building, in attics and on roofs</u>	<u>Identify and note all exhaust fans.</u>
	<u>Note the location of each high-volume exhaust fan, such as for ventilating kitchens, attics, and other special purpose exhaust fans.</u>
Thermal Bypasses <u>Within the building</u>	<u>Identify and note any thermal bypasses that extend upward through the building from ground contact areas, such as elevator shafts, open stairwells, and open plumbing shafts.</u>

5.2.2.5 Plenum Priorities

The visual inspections of the building, including interior and exterior, **shall** include review for the design of the foundation related to existing soil gas collection plenum features, as specified in **Table 5.2.2.5**. Observations of conditions that may influence mitigation system design **shall** be recorded in jobsite logs.

Table 5.2.2.5 Plenum Observations That May Influence Mitigation Design	
<u>Soil Gas Collection Plenum Size Ground Contact</u>	<u>Identify load bearing walls.</u> <u>Note—These walls will have footings beneath and thickened slabs under load bearing interior walls to support the weight of the building.</u>
	<u>Evaluate for suspected paths of sewer and other utility piping where they:</u> a) <u>enter under foundation floors from outside; and</u> b) <u>extend inside under foundation floors.</u> <u>Note—These may represent pathways for soil gas entry into a building and, for ASD, may be used to extend pressure field extension (PFE). Such piping across permeable aggregates may however inhibit PFE.</u>
	<u>Identify utility tunnels such as for plumbing or ventilation.</u>
	<u>Identify post-tension slabs</u> <u>Note—Evaluations for PFE across grade beam footings or thickened slabs are likely needed.</u>
<u>Ground Water Drainage Systems</u>	<u>Note the method(s) of exterior ground water control.</u>
	<u>Note the method(s) of interior ground water control.</u>
<u>Foundation Walls Ground Contact</u>	<u>Identify and note permeable foundation wall construction materials, such as CMU block walls and stone walls.</u>
	<u>Identify and note cracks and openings to soil in foundation walls to include openings to hollow voids within CMU block walls.</u>
<u>Hydrology Plat of Land</u>	<u>Note which direction water flows downhill away from the building to potentially cause foundation or sub-slab soil settlement.</u>
	<u>Note evidence of water tables that at times adjoin or are close to the structure.</u>
<u>Soil Settlement & Erosion Ground Contact</u>	<u>Identify and note evidence of soil settlement at locations under the building that may have compacted soil to render it impermeable.</u>
	<u>Identify and note evidence for where soil settlement may have resulted in voids or other unblocked air pathways under the building. This may include suspected voids or permeable pathways along foundation walls, utility lines or resulting from water passing under a foundation.</u>
	<u>Identify and note evidence of soil erosion that may have opened air pathways or voids below a building or opened the plenum to outdoor air.</u>

5.2.2.6 Other Priorities

The visual inspection **shall** include review of other considerations specified in **Table 5.2.2.6**. Conditions that may influence mitigation system design shall be recorded in jobsite logs.

Table 5.2.2.6 Other Conditions That May Influence Mitigation Design	
Hazardous Substances	Note where asbestos is identified or presumed. It is required to comply with any asbestos management control program that has been instituted for the building.
	Note if lead paint is likely present at locations where a design might require impact on painted components.
Fire Ratings	Identify and note fire rated walls and ceilings between dwellings, including the existing condition of any fire rated partitions in attics.
System Monitors Accessible Locations	Identify and note viable locations for system monitors and any customized methods needed to ensure they are readily accessible for inspection by occupants or maintenance staff.

5.2.2.6 Unique Sectors

Where a building contains multiple zones of tempered air, such as buildings with multiple dwellings and non-residential spaces, or resulting from room additions, the following procedure is required to evaluate mitigation design needs for each portion of a building:

- In each ground-contact area, identify the general design of the HVAC system(s) that are present and classify each of the following areas as a "Unique Sector":
 - Each ground-contact area of a shared building where the dwellings, non-residential rooms or mixed-use areas are served by individual "Group 1" Basic Heating and Cooling systems, as defined in **Table 5.2.2.6**; and
 - Each ground-contact area of a shared building where dwellings, non-residential rooms or mixed-use areas share a central HVAC air handling system. These areas shall be annotated on the diagram(s) or otherwise documented in jobsite logs; and
- Each unique sector that is served by "Group 3" Variable Outdoor Air Ventilation systems or "Group 4" Variable Air Distribution systems, as defined in **Table 5.2.2.6**, shall be annotated on the diagram(s) or otherwise documented in jobsite logs.

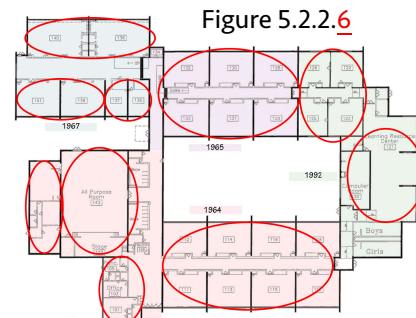


Table 5.2.2.6

Operational Design of HVAC Systems

(as grouped for the purposes of this standard)

Group 1 Basic Heating and Cooling

A dedicated system for each room or unique area that does not provide seasonally variable outdoor air ventilation.

- Forced-air heating and air conditioning (HAC) systems, such as normally seen in single-family residences.
- Ductless Systems
 - Non-forced-air hot and cold water circulation (sometimes called radiator systems).
 - Window AC (w/fresh air closed).
 - Wall or baseboard heating/cooling.