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ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES (This form must be submitted electronically)

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Proposed Code Change - Language

Soil-gas membrane. A soil-gas membrane shall be installed within the basement or crawl space of a building, placed on top of the gas-permeable layer material prior to casting the concrete floor or placing other floor assemblies or on top of the soil if there is no concrete floor or other floor assembly, to serve as a soil gas membrane. By bridging any crack or openings that may develop in the slab or floor assembly, and to prevent concrete or other debris from entering the void spaces in the aggregate base material. The soil-gas membrane shall cover the entire floor area, with the separate Separate sections of membrane that must be lapped at least 12 inches (305 mm) and are sealed with a sealant compatible with the membrane used. The membrane shall fit closely around (what?) and be sealed to any pipe, wire or other penetrations of the material membrane. All punctures or tears in the material membrane shall be sealed covered with additional pieces of membrane.

Exception: When a Floor System is not installed with the basement or crawlspace of a building, the soil shall be covered with a soil-gas membrane that is continuously sealed continuously at all edges, seams and to the foundation wall system.

Proposed Code Change – Need and Reason

It is necessary that the code give sufficient direction on the installation of the soil-gas membrane and that the direction follows established guidelines. The existing language contains commentary that only confuses the application of the rule “to serve as a soil gas membrane by bridging any crack...” It references a “sealant” that is not defined when sheeting is overlapped that exceeds the language in the model code directed by statute and in the EPA booklet “Build Radon Out”. The following text, found on page 42 of the booklet, states that sealing is not necessary.

Separate sections of sheeting should be overlapped by at least 12 inches. Below a slab, it is not necessary to seal the joint between overlapping sheets of plastic.

The proposed revision inserts the same language used by the EPA.

The draft rule states that “The membrane shall fit closely around (what?) and be sealed to any pipe, wire or other penetrations of the material membrane”. This is in conflict with the EPA booklet. The following is found on page 42.

The sheeting should fit closely around any pipe, wire or other penetrations.

The proposed revision inserts the same language used by the EPA.

The draft rule states that punctures or tears should also be “sealed” without defining what “sealed” means and in conflict with the EPA booklet. The following is also found on page 42.

Repair punctures or tears in the material. Duct tape may work for small, uniform tears or holes. For larger tears, cover with an additional piece of overlapping sheeting.

The proposed revision inserts the same language used by the EPA.

The language in the exception has been incorporated into the main body of the revision.

It is necessary that these changes occur in the draft rule so that uses and techniques are in concert with already established procedures thus reducing costs and materials.

The proposal is reasonable because it uses the same procedures as are found in national publications and the proposed language is more easily understood.

Proposed Code Change – Cost/Benefit Analysis

This proposal will have no impact on the cost of construction.

Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).
Radon rules

delete language contained in a published code book? If so, list section(s).

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.

No

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.

No

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.

No

5. Who are the parties affected or segments of industry affected by this proposed code change?

Code officials, building designers, contractors, building owners

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.

No

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.

No