



AVENBURY LAKES ARCHITECTURAL STANDARD

Radon Mitigation System Bathroom Replacement Vent

Board Reviewed and Approved 6/4/2020

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This Standard page and the items in the checklist below MUST be attached to your Modification Request Form to be accepted for review.

- Contractor must submit their certification credentials and the drawings/specifications of the radon unit or bathroom vent they are to install.
- Photo of roof area through which unit will be vented.
- Any permits needed by the city should be delivered to the Information Center prior to beginning the project.

Radon Standard

- Must be professionally installed
- The units are to be “interior” devices with a roof penetration identical to existing vents found on the homes **which vent through the garage roof.**
- The pipes must be a **minimum of 3 inches** wide and 12” high.
- The system must be installed by a licensed contractor who will follow all applicable local and state codes.

Slab Home

Install an active radon reduction system into the slab on grade laundry room closet. Route the **minimum 3-inch** piping out into the attic where the radon fan and discharge stack through the roof will be mounted.

Basement Home

Install an active radon reduction system into the basement slab using one suction point. Route the **minimum 3-inch** piping out into the garage then up into the attic above where the radon fan and discharge stack will be remounted. The discharge stack will protrude through the attic roof.

SEE INSTALLATION EXAMPLE ON NEXT PAGE

Bathroom Replacement Vent Standard

This standard **ONLY** applies to Paired Villas (Monarch & Red Admiral):

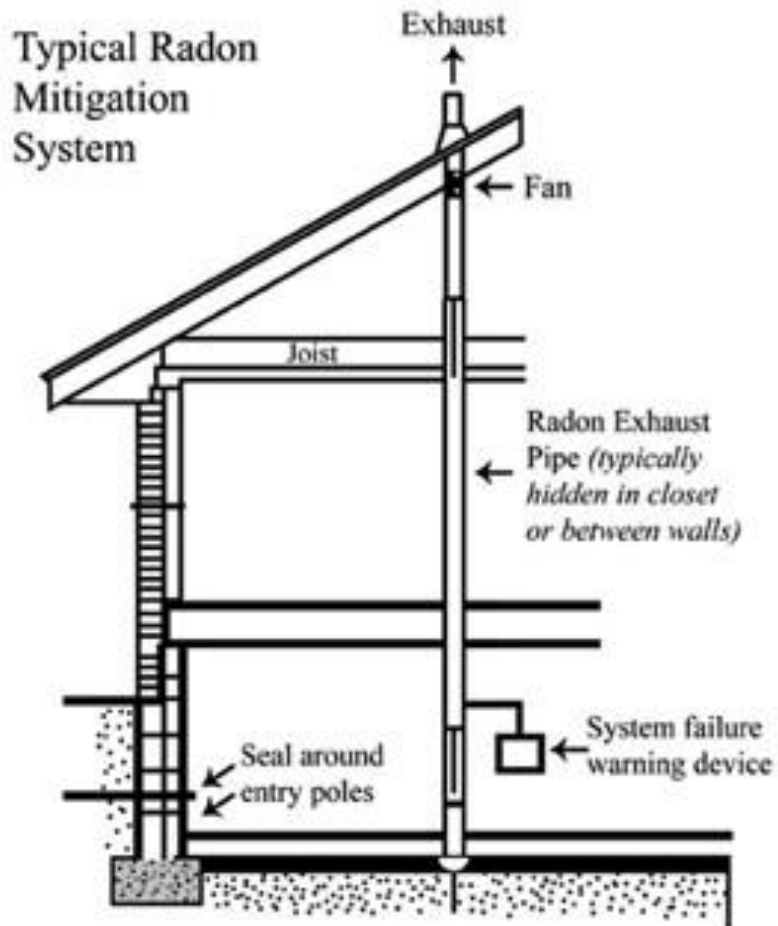
- Must be professionally installed
- Piping must be rerouted up into the attic and through the attic roof where the discharge vent covering will be mounted.
- The system must be installed by a licensed contractor who will follow all applicable local and state codes.

SEE EXAMPLE OF ROOF VENT STYLE ON NEXT PAGE

Homeowner Responsibility

- Homeowner assumes all liability for installation, maintenance and repair.
- A copy of your complete Modification Request will be placed in resident's permanent file.
- Homeowner must contact Information Center when project is complete so a committee member can do a final inspection.
- Resident should keep a copy in their homeowner records.

RADON EXAMPLE



BATHROOM DISCHARGE VENT & ROOF PLACEMENT EXAMPLES

Vent

Placement Example



Broan Roof Vent - Black

