



January 26, 2023

Matt F. Lichtenfels  
Beaverton School District  
Energy & Resource Conservation Program Manager  
Beaverton, Oregon

Via email: Matthew\_Lichtenfels@beaverton.k12.or.us

Regarding: Radon Testing  
Beaverton School District Admin Building  
1260 NW Waterhouse Avenue  
Beaverton, Oregon 97006  
PBS Project 27121.020.0001

Dear Mr. Lichtenfels:

From January 17<sup>th</sup> to January 20<sup>th</sup>, 2023, PBS Engineering and Environmental Inc. (PBS) performed short-term radon testing at the new Beaverton School District Admin Building, located at 1260 NW Waterhouse Avenue in Beaverton, Oregon.

The Environmental Protection Agency (EPA) recommends, and the Oregon Health Authority (OHA) requires, that school buildings be tested for radon, and that any radon concentrations be maintained below 4.0 picocuries per liter (pCi/L) of air. PBS used Radonova, brand single-use, short-term radon test kits to measure radon levels in frequently occupied rooms that are in contact with the ground or above unoccupied basements or crawlspaces.

Laboratory results indicate that all short-term radon test results at Beaverton School District Admin Building were below 4.0 pCi/L.

See the attached laboratory analysis report for more details.

In addition to the EPA recommendation that radon concentrations not exceed 4.0 pCi/L, OHA recommends that the following steps be conducted based on the results of a room's initial short-term test:

- **If the result is less than 2.0 pCi/L**, school districts are required to test again every 10 years, per Oregon Revised Statute 332.166-167.
- **If the result is between 2.0 pCi/L and 4.0 pCi/L**, consider fixing (i.e., lowering) the radon in that room.
- **If the result is from 4.0 pCi/L to 8.0 pCi/L**, perform a follow-up measurement of that room using a long-term test. This test should be conducted over as much of a nine-month school year as possible, when the room is likely to be occupied. If that result is equal to or greater than 4.0 pCi/L, the radon in the room should be fixed (i.e., lowered).
- **If the initial short-term test result is equal to or greater than 8.0 pCi/L**, conduct a second short-term test and average its result with the initial short-term test result. If the average of the two is equal to or greater than 4.0 pCi/L, radon in the room should be fixed (i.e., lowered).

Note: A great difference in the results of the short-term tests may indicate a flaw in the testing process. Investigate and consider retesting. For situations in which one of the test results is equal to or greater than 4.0 pCi/L, if the higher result is two or more times the lower result, repeat the test.

### **LIMITATIONS OF SCOPE**

This study was limited to the tests and locations as previously indicated. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent conditions on the site or adjoining sites beyond those detected or observed by PBS.

Please feel free to contact me at 503.417.7603 or [rich@pbsusa.com](mailto:rich@pbsusa.com) with any questions or comments.

Sincerely,

Rich Dufresne  
Senior Project Manager  
PBS Engineering and Environmental Inc.

Attachment: Radonova Laboratory Analysis Report

PBS Engineering & Environmental

Eleanor Dick

4408 S Corbett Ave

portland OR 97239

## RADON MONITORING REPORT

### Description of the measurement

The measurement was performed with an Activated Charcoal Adsorption detector (QuickScreen) and was analyzed by Alpha Energy Laboratories (NRPP ID: 101132 AL).

The detector(s) arrived to Alpha Energy Laboratories, Inc. **01/23/2023**.

They were measured **01/23/2023**.

The detectors were deployed by Sean Grabner and retrieved by Sean Grabner, Certification license no:

### Property data and address

MEASURE SITE ADDRESS

BSD Admin Building  
1260 NW Waterhouse Ave  
Beaverton OR 97006

BUILDING ID

BSD Admin Building

TYPE OF BUILDING:

School

BUILDING YEAR:

HVAC:

Forced air

FOUNDATION TYPE:

Bi-level

PURPOSE OF TEST:

Primary Screening

TEST CONDITIONS:

Open house

LICENSE NO - DEPLOYED BY:

LICENSE NO - RETRIEVED BY:

SCHOOL CODE:

### Test results

DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK108956 [QuickScreen]	01/17/2023 09:01 AM – 01/20/2023 08:21 AM	RECEPTION, RECEPTION DESK RIGHT		< 0.8 pCi/L
RK108931 [QuickScreen]	01/17/2023 09:03 AM – 01/20/2023 08:24 AM	BOARD ROOM, BEHIND TV		< 0.6 pCi/L
RK108951 [QuickScreen]	01/17/2023 09:05 AM – 01/20/2023 08:25 AM	COFFEE BAR, BY CLOCK		1.3 ± 0.5 pCi/L
RK109483 [QuickScreen]	01/17/2023 09:10 AM – 01/20/2023 08:28 AM	CONFERENCE ROOM		< 0.8 pCi/L

### Comment to the results

#### Trygve Rönqvist (Electronically signed)

Signature Radonova Laboratories Laboratory Measurement Specialist

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1 EAST 22nd STREET, SUITE 200  
LOMBARD, IL 60148  
331.814.2200, help@radonova.com

PBS Engineering & Environmental

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### Property data and address

MEASURE SITE ADDRESS

BSD Admin Building

1260 NW Waterhouse Ave

Beaverton OR 97006

BUILDING ID

BSD Admin Building

DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK109498 [QuickScreen]	01/17/2023 09:10 AM – 01/20/2023 08:28 AM	CONFERENCE ROOM - Dup		< 1.1 pCi/L
RK109500 [QuickScreen]	01/17/2023 09:13 AM – 01/20/2023 08:28 AM	OPEN OFFICE, KEURIG		< 0.9 pCi/L
RK109503 [QuickScreen]	01/17/2023 09:15 AM – 01/20/2023 08:30 AM	OPEN OFFICE PUBLIC SAFETY, WHITE SHELF		1.1 ± 0.6 pCi/L
RK109480 [QuickScreen]	01/17/2023 09:17 AM – 01/20/2023 08:31 AM	OFF 1.190		< 0.6 pCi/L
RK109494 [QuickScreen]	01/17/2023 09:18 AM – 01/20/2023 08:31 AM	OFF 1.188		< 0.5 pCi/L
RK109548 [QuickScreen]	01/17/2023 09:19 AM – 01/20/2023 08:32 AM	OFF 1.192		< 0.8 pCi/L
RK109527 [QuickScreen]	01/17/2023 09:20 AM – 01/20/2023 08:33 AM	OFF 1.193 KITCHEN, PAPER TOWEL		1.3 ± 0.5 pCi/L
RK109059 [QuickScreen]	01/17/2023 09:20 AM – 01/20/2023 10:43 AM	BLANK, BLANK		< 0.6 pCi/L

### Comment to the results

#### Tryggve Rönnqvist (Electronically signed)

Signature Radonova Laboratories Laboratory Measurement Specialist

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## Measurement method: Activated Charcoal Adsorption

For this method using the QuickScreen detector, the airtight container with activated charcoal is opened in the area to be sampled and radon in the air adsorbs onto the charcoal granules. At the end of the sampling period, the container is sealed and may be sent to a laboratory for analysis. The gamma decay from the radon adsorbed to the charcoal is counted on a scintillation detector and a calculation based on calibration information is used to calculate the radon concentration at the sample site.

## Measured radon concentrations

For each detector, the measured value of the radon concentration is provided. For each value an uncertainty associated with the measurement to a 95% confidence level is also provided. For example a measurement result of  $4.0 \pm 0.5$  pCi/L means that the radon concentration is most likely contained in the range 3.5 - 4.5 pCi/L. If the start or end date of the measurement has not been provided, the radon concentration cannot be calculated. In such cases, the total exposure in pCi\*days/L will be reported. The reported measured values are related to the detectors as received by Radonova Laboratories. Detector deployment is not performed by Radonova Laboratories. Measurement information such as monitoring period (dates) and placement location is provided to Radonova Laboratories by the end user.

## Codes on non-reportable detectors

**DNR** Not Reported – Detector Not Returned  
**ERR** Not Reported – See comment

## Measurement method versions used when the report was created

ANSI/AARST MAH-2019, Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes  
ANSI/AARST MAMF-2017, rev. 1/2021, Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily Buildings  
ANSI/AARST MALB-2014, rev. 1/2021, Prot. for Conducting Measurements of Radon and Radon Decay Products In Schools and Large Buildings

## Radon measurements in Multifamily Buildings, Schools and Large Buildings

The United States Environmental Protection Agency (EPA) recommends remediation if the results of one long-term test or the average of two short-term tests conducted in an occupied room are 4.0 pCi/L or higher. The average yearly residential indoor radon level in the US is estimated to be around 1.3 pCi/L. Long-term tests are conducted for more than 90 days. Short-term tests are conducted between 2 and 90 days and should be performed under closed building conditions.

If an initial short-term test result is less than 4 pCi/L, a follow-up measurement is probably not needed.

If an initial short-term test result is between 4 pCi/L and 8 pCi/L, a long-term or a short-term follow-up measurement is recommended.

If an initial short-term test result is greater than 8 pCi/L, a short term follow-up measurement is recommended in order to get a fast result.

### More information about radon measurements and mitigation can be found in the ANSI/AARST publications:

- ANSI/AARST Protocol for Conducting Measurements of Radon and Radon-Decay Products in Schools and Large Buildings.
- ANSI/AARST Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings.
- ANSI/AARST Radon Mitigation Standards for Schools and Large Buildings.
- ANSI/AARST Radon Mitigation Standards for Multifamily Buildings.

For more information about the interpretation of your test results or about other radon related issues we suggest contacting your state radon office.

## Signature on the report

With the signature on the report, the Measurement specialist at Radonova Laboratories certifies that the quality control procedures follows the guidance in accordance with the AARST/ANSI Measurement Protocols. Measurement information displayed in italics on report has been provided by the customer.

## Certification no:

101132-AL, 107830-RT, NY ELAP ID: 11430

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