



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, JUNE 15, 2020 AT 6:15 P.M.
VIA ZOOM**

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TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Davis, Gaard.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Discuss amending Chapter 154, entitled "Rental Inspections," to require radon testing and mitigation in all rental housing.

INQUIRIES:

ADJOURNMENT:

Ordinance amending Chapter 154, entitled “Rental Inspections,” to require radon testing and mitigation in all rental housing.

Whereas, in May of 2019, the City adopted an ordinance (Ordinance No. 1469) that amended the provisions by adding Chapter 154, Rental Inspections and;

Whereas the intent of adopting a Rental Inspection program is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises to provide a minimum level of health and safety to not only the occupants thereof, but to any adjoining property of rental units and;

Whereas City Staff, per the request of City Council, explored methods and strategies to ensure that rental units provide healthy and safe living environments for all occupants and visitors from the protection of Radon Gases and;

Whereas, in response to the City’s goal to ensure rental units provide healthy and safe living environments for all occupants and/or visitors, they shall be tested for radon, and if the test result is equal to or greater than 4 pCi/L, a radon system shall be installed; and

Whereas, it is in the City’s best interest to adopt this ordinance.

Now, therefore, be it ordained by the City Council of the City of Grinnell, Iowa:

Section I. Amendments.

Chapter 154, entitled “Rental Inspections,” is amended by adding the following text as subsection 14:

Radon Mitigation Regulations

1. These requirements apply to all rental units going forward from the second inspection in their inspection cycle.
2. Radon test or tested means a test performed by a Radon Measurement Specialist certified by the State of Iowa. Radon mitigation system means a system installed by a Radon Mitigation Specialist certified by the State of Iowa.
3. If the radon test result is less than 4 picoCuries per liter (pCi/L), the unit shall be retested in 8 years unless there is a habitable bedroom in the basement. If the test result is less than 4 picoCuries per liter (pCi/L) and there is a habitable room in the basement, the unit shall be retested in 4 years.
4. If the test result is equal to or greater than 4 picoCuries per liter (pCi/L), a radon mitigation system shall be installed at the expense of the owner and/or agent and the unit tested within 90

days, unless the Director or designee provides an extension in writing for good cause. After the radon mitigation system is installed, the unit shall be retested every 8 years thereafter.

5. If the unit has an existing radon mitigation system on October 1, 2020, the unit shall be tested within 8 years of the date the last radon test was performed.

6. The owner and/or agent shall provide a copy of all radon test results to the City.

Chapter 154, entitled "Rental Inspections," is amended by adding the following text as subsection 15:

Supplied Facilities

1. Every facility, utility and piece of equipment required by this code, including a radon mitigation system, and/or present in the unit and/or designated for the exclusive use of the occupants of said unit, at the time that either the rental agreement is signed or possession is given, shall function safely and shall be maintained in proper working condition. Maintenance of facilities, utilities and equipment not required by this code shall be the owner's responsibility unless stated to the contrary in the rental agreement.

2. No supplied facility, including a radon mitigation system, shall be removed, shut off or disconnected from any occupied dwelling unit or rooming unit except for such temporary interruption(s) as may be necessary while actual repairs, replacements or alterations are being made.