

LAKE BARRINGTON SHORES COMMUNITY HOMEOWNERS ASSOCIATION

RADON MITIGATION INSTALLATION

REQUIREMENTS

Installation of radon mitigation equipment anywhere in LBS must follow certain guidelines regarding installation. Mitigation equipment should be located so as to have the least impact on the appearance and structure of exterior of the unit. Check with your condo association board to find out if there are any additional requirements specific to your condo before getting started. You may need a Building Permit from the Village of Lake Barrington before installation can begin.

Detailed information about installing radon mitigation equipment is described in the pages that follow. You must comply with the requirements for materials and installation, and include all necessary documentation in your application. The Management Office will be happy to assist you through this process.

HOMEOWNER CHECKLIST

1. _____ Choose a contractor and provide that contractor with a copy of the installation guidelines. The contractor must be bonded and insured.
2. _____ Contact the Village of Lake Barrington to determine if a building permit is required for special exterior electrical connections.
3. _____ Complete the attached Application Form, including contractor information, signed approvals from all neighbors whose sightlines may be affected and a copy of your contractor's signed proposal.
4. _____ Submit your application to the Management Office. The Management Office will contact your Condo Board President (or alternate) who will determine how the review process will proceed. Failure to attach all the required documents may cause your application to be returned and may delay your application process.

RECOMMENDED STANDARDS AND INSTALLATION

(Provide a copy of these guidelines to your contractor)

Homeowners must complete the Application Form for Radon Mitigation with required documentation and submit it to the Management Office prior to any installation

DESCRIPTION AND MATERIAL SPECIFICATIONS

- Duct on exterior can be 3 inch PVC pipe or 3 x 5 inch downspout material.
- If pipe is used, it should be coated to match the building or enclosed within a wooden chase.
- If downspout material is used, it must match the downspouts on the building.

MAINTENANCE AND RESPONSIBILITY STATEMENT

(These are your obligations with regard to installed radon mitigation devices)

Unit owners and all subsequent owners of said unit, where radon mitigation has been installed, will bear responsibility for the installation and maintenance of the unit and the common elements where the device is affixed to a building.

The unit owner will assume responsibility for the following:

1. Completing and submitting an Application Form and supplying all required information, including signature sheets, if applicable.
2. Selecting contractor, assuring the contractor is bonded and insured and has provided a signed copy of the proposal.
3. If applicable, applying for or seeing that the contractor has applied for necessary Village of Lake Barrington building permit and that it is properly displayed during installation. The ultimate responsibility for obtaining and displaying a permit lies with the unit owner.
4. Undoing and making whole, at unit owner's expense, any work done without approval of the unit owner's Condo Board.
5. Failure to comply with any of these requirements with respect to aesthetics, installation defects and structural damage will result in corrections at unit owner's expense.
6. It is unit owner's responsibility to request a clarification from the Management Office on requirements not understood by them or their contractors.
7. Unit owners, by the act of installing a radon mitigation device, assume full responsibility for any damage to the exterior of the unit.
8. Unit owner's assumption of responsibility for maintenance, replacement and liabilities outlined above will be passed on to subsequent owners. It will be incumbent upon unit owners to notify prospective buyers of their assumption of their radon mitigation installation liabilities, and unit applicants for radon mitigation installation hereby agree to so notify all prospects. Notification methods and requirements may be changed from time to time, but notification of new buyers will always remain incumbent upon the selling unit owner.