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1303 - # 16

Proposed Code Change – Language

Sumps. Sump pits ~~serving as the termination point for sub-membrane drain tile or exterior drain tile~~ shall be covered with a gasketed or sealed lid to provide for an airtight seal between the sump and the living space. Sumps used as the suction point in a sub-membrane depressurization system shall have a lid designed to accommodate the vent pipe while maintaining the airtight properties of the lid.

Proposed Code Change – Need and Reason

The requirement to seal all sumps is necessary in order to limit the amount of indoor air drawn into radon systems and help prevent radon infiltration into the living space.

This request is reasonable because unsealed sumps are one of the largest soil gas entry routes and can “short-circuit” any sub-slab depressurization system, no matter if it is active or passive. Even in houses without drain tile, there is still a direct connection to the sump through the gas permeable layer, so it does not matter if drain tile is present. Sumps can be sealed air tight with either a gasket provided by the manufacturer or with silicone, both of which are common to the building industry. Adding the requirement across the board allows the inspector to treat each application the same – the sump(s) needs to be sealed airtight to the living space.

Proposed Code Change – Cost/Benefit Analysis

There is no cost associated with this change as the vast majority of new houses have sumps as the termination point for drain tile and the sump basins currently in use come with an airtight lid and gasket.