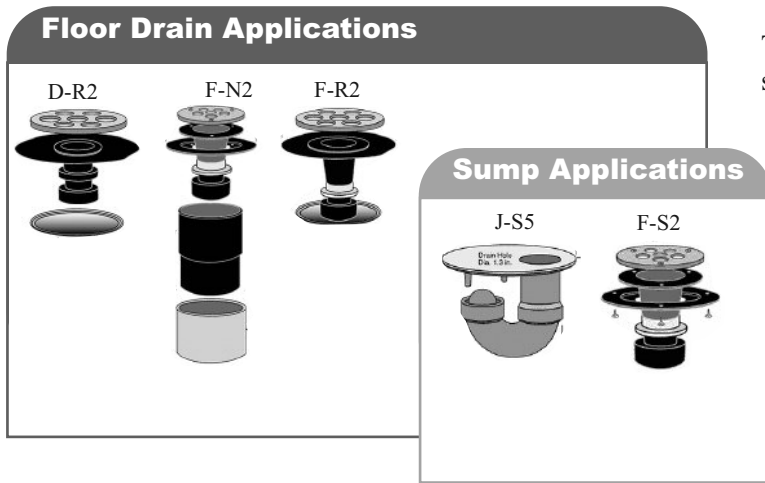


Dave's Corner

Dranjer® Floor Drain and Sump Seals

Floor drains and sump pits should be sealed as part of radon mitigation to close off potential radon entry points. This will also prevent potential air leaks to the system that could reduce the pressure field extension or compromise the effectiveness of the fan system. But in order to maintain the water drainage feature (this can be especially important in a basement) a Dranjer® should be used to seal off the gas flow while still allowing water flow.

There are several types of Dranjer® available for use with floor drains or sump covers including:



The primary difference between some of these units is the sealing valve. The D-R2 drain retrofit Dranjer® has a plastic valve and the J-S5 sump seal has a plastic ball valve. These plastic valves will open at a fairly low pressure differential that may allow a system air leak and a hissing noise. If this occurs then you can switch to an F-R2 or F-S2 Dranjer®. These units have a brass valve and are rated to stay closed up to a pressure differential of about 1.25" WC. This higher opening pressure may be high enough to stay closed under the fan suction pressure. If the brass valve unit still leaks air, you may not have any other choice than to relocate the system suction point or move the drain to a location with less suction.