

IMPORTANT: Recent BC Building Code Changes

Effective December 2014, the British Columbia Office of Housing and Construction Standards, Building and Safety Standards Branch, developed changes to the 2012 BC Building Code's (BCBC) measures for controlling soil gases. All new home construction in Area 1 of the Province (high radon potential) must include a roughed-in radon vent pipe.



What does this mean?

The BCBC requires that all new homes be provided with basic radon protection measures. This is achieved by an effective air barrier system and appropriate ventilation. Although these provisions provide some protection, they may not be a complete solution for homes with high radon potential. **The only way to know your indoor radon level is to test!** This test should be done once construction is complete and the home is occupied. Should test results determine an elevated risk of radon, the BC Lung Association and Health Canada recommend that the home owner take further measures to mitigate and reduce levels to as low as reasonably practicable.

The BCBC defines Area 1 of the Province which is known to have elevated radon concentrations. Homes in this area are to be provided with a rough-in of a radon vent pipe during initial construction. This rough-in affords the home owner a more cost-effective and easier option should they determine through post-construction testing that further mitigation is necessary.

Please note: The roughed-in radon vent pipe is NOT a radon mitigation system.

A typical and effective mitigation solution is to install a fan along the roughed-in radon vent pipe which then creates a subfloor depressurization mitigation system. The installation of a fan does not need to be done post-construction; the owner may include a fan as part of initial construction, and still be fully compliant with the BCBC. However, even when the building is initially constructed with a subfloor depressurization mitigation system, it is still recommended that the home be tested to ensure the indoor radon level is as low as reasonably practicable.

For more information on radon and to purchase a radon test kit please visit radonaware.ca