

**BC BUILDING CODE INTERPRETATION COMMITTEE
AIBC, APEGBC, BOABC, POABC**

File No: 98-0142

INTERPRETATION

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Interpretation Date: November 22, 2005

Building Code Edition: BC Building Code 1998

Subject: soil gas control

Keywords: soil gas

Building Code Reference(s): 9.13.1.3., 9.13.8.1., 9.13.8.2.

Question:

Article 9.13.1.3. 'Required Soil Gas Control' indicates that all wall, roof and floor assemblies in contact with the ground must be constructed to resist the leakage of soil gas from the ground into the building. Do these requirements apply in all areas of Canada, regardless of whether soil gases (for example, radon) exist or not?

Interpretation:

No.

Sentence 9.13.1.3.(1) refers to exception Sentence 9.13.1.3.(2). Clause 9.13.1.3.(2)(b) indicates that where it can be demonstrated that soil gas does not constitute a hazard, construction to resist leakage of soil gas into the building is not required.

However it should be noted that the Appendix A-9.13.1.3. discussion indicates that evaluation for high levels of soil gas infiltration, such as for radon, is very difficult prior to construction; and a soil gas problem may only become apparent once the building is completed and occupied.

Measures to exclude soil gas are difficult to retrofit once a building is constructed, but if installed initially, are typically low in cost, and desirable for other benefits or Building Code requirements related to environment separation.

See also previous interpretation 98-0013 on this subject.



R. J. Light, Committee Chair