


BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0300

INTERPRETATION

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Interpretation Date:	February 13, 2024
Building Code Edition:	BC Building Code 2018
Subject:	Radon Rough-in Requirement for Habitable Space Over Garage
Keywords:	Radon, Rough-in
Building Code Reference(s):	9.13.4.1.(1)(a), 9.13.4.2.(1), 9.13.4.2.(2), 9.10.9.16.(4)(a)
Question:	<p>Where there is a dwelling unit, or portions of a dwelling unit, located above an unconditioned space such as a garage, that has a floor-on-ground, is a rough-in for a radon extraction system required below the floor-on-ground?</p>
Interpretation:	<p>No.</p> <p>Sentence 9.13.4.2.(2) states “Except as permitted by Sentence (4), unless the space between the air barrier system and the ground is designed to be accessible for the future installation of a subfloor depressurization system, dwelling units and buildings containing residential occupancies shall be provided with the rough-in for a radon extraction system conforming to Article 9.13.4.3.”</p> <p>In the case of an unconditioned space, such as a garage which incorporates a floor-on-ground, this would provide the space necessary to install mitigating features should the presence of radon be detected in the building. In the situation where the unconditioned space is a garage an air barrier system conforming to Clause 9.10.9.16.(4)(a) would also be required to separate the garage from the habitable space.</p>
	<p></p> <hr/> <p>Patrick Shek, P.Eng., CP, FEC, Committee Chair</p>

The views expressed are the consensus of the joint committee with members representing AIBC, EGBC and BOABC, which form the BC Building Code Interpretation Committee. The Building and Safety Standards Branch, Province of BC and the City of Vancouver participate in the committee's proceedings with respect to interpretations of the BC Building Code. The purpose of the committee is to encourage uniform province wide interpretation of the BC Building Code. These views should not be considered as the official interpretation of legislated requirements based on the BC Building Code, as final responsibility for an interpretation rests with the local *Authority Having Jurisdiction*. The views of the joint committee should not be construed as legal advice.