



### Radon Rough-In

On March 8, 2024 the new BC Building Code came into effect that included new province wide requirements (Subsection 9.13.4) for the protection from soil gases. The current code requirement for all new small (Part 9) residential buildings is for a rough-in for a subfloor depressurization extraction system.

The radon rough-in consists of a gas-permeable layer and may include perforated pipe below the air barrier system and is connected to a radon vent pipe. The air barrier system separates the ground from conditioned space. The radon vent pipe facilitates the venting of the subfloor gases to the exterior.

The radon vent pipe will pass through the conditioned space of the building and out through the roof. The pipe must be sealed to prevent the leakage of soil gas into the conditioned space of the building and be insulated where it pass through unconditioned space. The vent pipe needs to have an accessible portion to provide for the future installation and maintenance of a fan if active subfloor depressurization is required.

#### **Drawing requirements**

The location of the radon vent pipe where it penetrates the slab/air barrier system is to be noted on the drawings and that the installation is to be in conformance with the applicable section of Part 9 of the BCBC.

#### **Inspection Requirements**

To ensure the integrity of the air barrier system between the ground and conditioned space the penetration by the radon vent pipe through air barrier will be inspected at the ground under slab inspection prior to covering the air barrier installation.

#### **Additional resources**

[2024 BC Building Code](#)

[Radon Rough-in Requirements](#), Bulletin B24-03 March 8, 2024, Building Safety and Standards Branch

[Radon control options for new construction in low-rise residential buildings CAN/CGSB-149.11-2019](#)

For further information please contact:

City of Courtenay Building Department  
830 Cliffe Avenue, Courtenay, BC. V9N2J7  
334-4441 Email [building@courtenay.ca](mailto:building@courtenay.ca)