

To All
Chief Executive Officer (CCMA)
Directors of Building Control, Market Surveillance, Planning and Housing
Senior Building Control Officer,
Market Surveillance Officer,
Building Control and Housing Authority Personnel

Update on the amendments to the Building Regulations Part C, **Dangerous Substances, – “Site Preparation and Resistance to Moisture”; National Radon Control Strategy/Building Control Office Advice Note on Radon approved by CCMA for inclusion on Local Authorities Websites; & other related Training information.**

1. Update on the amendments to the Technical Guidance Document C – Site Preparation and Resistance to Moisture relating to Dangerous Substances.

The Department of Housing Local Government and Heritage issued *Circular Letter BC05-2023* regarding “[Technical Guidance Document C¹ –Site Preparation and Resistance to Moisture \(Amended 2023\)](#)” to all Local Authorities, copy attached.

Radon Gas, after smoking, is the leading cause of lung cancer in Ireland. Due primarily to geological factors, the radon problem in Ireland is greater than for many of our European neighbours and every year in Ireland, radon causes about 350 cases of lung cancer. When you breathe in radon gas, radioactive particles can get trapped in your lungs. Over time, these radioactive particles increase the risk of lung cancer, and it may take years before radon related health problems appear.

Radon mitigation measures are included in **Part C of the Building Regulations** “[Site Preparation & Resistance to Moisture](#)”, where a radon barrier and associated radon extraction is prescribed.

The primary purpose of the Building Regulations is to provide for the health, safety, and welfare of people in and around buildings and the health risk from Radon is recognised in the Building Regulations Part C. – The requirements, extract below:

<i>C2 Harmful Substances</i>	<i>Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants²) found on or in the ground to be covered by a building.</i>
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Edited extract from Building Regulations 1997-2022

The new EPA Radon Risk Map, (ref, [EPA Website](#)), is included in [Technical Guidance Document C – Site Preparation and Resistance to Moisture \(Amended 2023\)](#) (TGD C), and the [BCMS Commencement Notice](#) submission process (ref, Figure 1 Map 1 - EPA Radon risk map TGD, below).

It is very important that **Building Control Officers, Planning Officers** and **Housing Providers** are aware of their obligations regarding the dangers associated with radon, **Building Control Officers** are constantly inspecting, and **Housing suppliers** are regularly testing, for radon.

In real terms, a dwelling built in a high radon area without proper mitigation measures in compliance with Part C of the Building Regulations may be responsible for the serious illness or death of an adult

¹ <https://www.gov.ie/en/publication/1aa81-technical-guidance-document-c-site-preparation-and-resistance-to-moisture/>

² “**Contaminant**” includes any substance which is or could become flammable, explosive, corrosive, toxic or radioactive and any deposits of faecal or animal matter.

due to their exposure as child – children under 3 spend over 90% of their time in doors, mostly in family homes.

It is recommended that each Local Authority host the “**Radon Advice Note**” on their website as set out below.

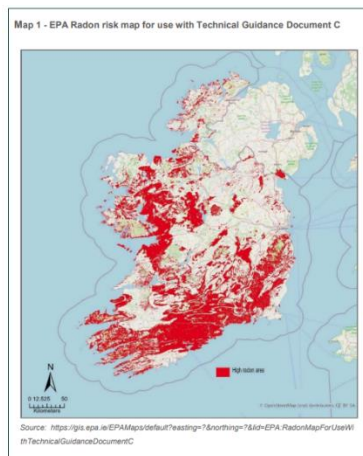


Figure 1 Map 1 - EPA Radon risk map for use with Technical Guidance Document C
Recommendation National Radon Control Strategy/Building Control Office “Radon Advice Note” as approved by CCMA for inclusion on Local Authorities Websites

Recent research has required the Radon Map for Ireland to be updated, this map (*ref, Figure 1 Map 1 - EPA Radon risk map for use with Technical Guidance Document C, above*) has been **updated in the BCMS and the EPA have a dedicated website [Radon | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/radon/)** which provides customised information for different groups (such as homeowners, medical professionals and local authorities).

Radon Advice

Radon is a radioactive gas that comes from the decay of uranium which is present in all rocks and soils. It has no colour, taste or smell and can only be measured using special detectors. Outdoors, radon is not a problem as it quickly dilutes to harmless concentrations. However, when it enters an enclosed space, such as a house or other building, it can sometimes accumulate to unacceptably high levels.

Radon decays to form tiny radioactive particles that when inhaled, can result in a radiation dose which may damage cells in the lung and increase the risk of lung cancer. In Ireland about 350 cases of lung cancer are linked to radon each year.

Homes in some parts of Ireland are more likely to have a radon problem. These are called high radon areas. The [EPA's updated radon risk map](#) will tell you if your home is in a High Radon Area. High Radon Areas are shown in red.

Radon is easy to test for and it is easy to reduce the levels of radon in your home. The National reference level for radon in homes is 200 becquerels per cubic metre (Bq/m³). Ideally all homes should have radon levels below this value. If radon test shows radon concentrations above this value, then **remediation measures** to reduce the radon levels are recommended.

By law ([Article 66 of Statutory Instrument No.30 2019](#)) employers located in high radon areas are required to test their premises for radon. The acceptable level, or Reference Level, for workplaces in Ireland is 300 Bq/m³. If following a radon measurement, radon concentrations above this value are found, remediation measures to reduce the radon levels are required and must be completed within 12 months. Check if your workplace is in a high radon area on our [Radon in Workplaces map](#).

Learn More

Website: www.radon.ie

Freephone: 1800 300 600

Email: radon@epa.ie.

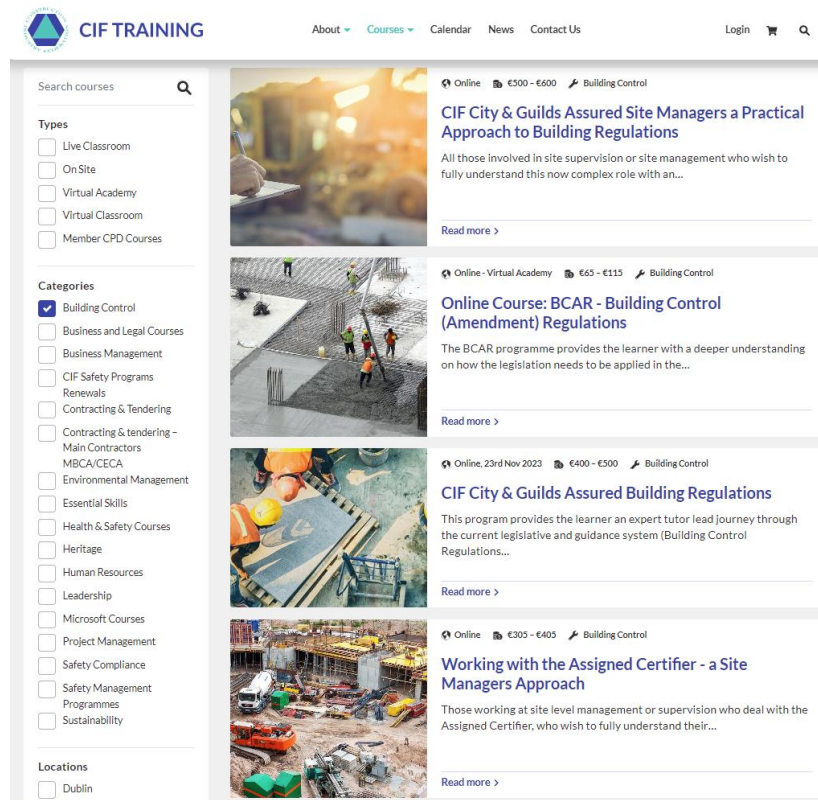
2. Other Related Building Control Training Information

Training Courses provided by the CIF

The CIF have an extensive range of courses on Building Control that would be of value to Building Control Officers, Housing Inspectors, Clerk of Works and Building Professional working in the Local

Authorities. A list of this courses can be found, [here](#) and a screen shot of some of the available course is shown below.

We would recommend that these be availed of as part of the Continued Professional Development with Building Control and all construction related departments within each Local Authority.



Screenshot of some Building Control related course available from the CIF

Training Course Provided by RIAI

[DfMA CPD: A Common Framework](#) Aim

This training programme is developed to support the dissemination and adoption of MMC enabled by DfMA, to provide guidelines and direction to Architects, Architectural Technologists, related construction sector professionals, manufacturers, contractors and clients in their journeys to embed the principles of DfMA, sustainability and digital delivery in the projects which they undertake.

Bookings to be made through Eventbrite. Only Local Authorities can register for this course via Purchase Orders.

Please email the details to tharte@riai.ie. Queries, email Teresa Harte tharte@riai.ie
