

**RADON**

The Building Regulations, 1997, requirements in C3 of Part C: Site Preparation and Resistance to Moisture of the Second Schedule state:-

“Reasonable precautions shall be taken to avoid danger to health and safety caused by substances (including contaminants) found on or in the ground to be covered by a building”.

It should be noted that the requirements states **BUILDING**.

Radon is deemed to be a contaminant that is a danger to health and therefore comes under the terms of the requirement. Radon is a naturally occurring Radioactive Gas. It enters buildings from the underlying soil and in certain cases can accumulate in a building to such a concentration that is deemed to constitute a potential health hazard.

Measures can be taken in the design and construction of a building to prevent this from happening.

Technical Guidance Document ‘C’: Site Preparation and Resistance to Moisture indicates measures that can ensure compliance with the requirements for dwellings and long-stay residential buildings however, all other buildings must also comply with the requirement. The measures taken must be cognisant of the location of the building with respect to the Radiological Protection Institute of Ireland (R.P.I.I.) survey of Radon levels.

It is advisable to consider at least the following documents when constructing any new buildings :

1. Technical Guidance Document C: Site Preparation and Resistance to Moisture, Building Regulations, 1997.
2. Department of Environment “Radon in Buildings” (July, 1995).
3. Building Research Establishment (UK) Radon in the Workplace 1995.

***This information sheet does not purport to be a comprehensive review of the Regulations or Technical Guidance Documents. Persons should always obtain professional advice for their specific situation. Tipperary SR County Council will not accept any liability arising out of reliance on any aspect of this information sheet.***