

RADON

GUIDANCE NOTE ON PROTECTIVE MEASURES FOR NEW DWELLINGS AND EXTENSIONS

1. BACKGROUND

The Approved Document to Part C of the Building Regulations 2000, which deals with site preparation and resistance to moisture, gives guidance on the areas where precautions against the ingress of Radon may be necessary. The Approved Document indicates that the precise areas where measures should be taken are reviewed by the Department of the Environment, Transportation and the Regions in the light of advice from the National Radiological Protection Board (NRPB), and are listed in the BRE guidance document **BR 211 Radon: guidance on protective measures for new dwellings** (1999 edition, ISBN 1 86081 3283, price £26) published by and available from CRC Ltd., 151 Rosebury Avenue, London, EC1R 4GB. The guidance in the document applies to certain building works for which appropriate notices or full plans are deposited with a local authority on or after 14th February, 2000.

2. NEW GUIDANCE

The new edition of BR 211 now includes parts of Wales where Radon protection will be needed. In areas with a significant Radon potential, sufficient protection will be provided by a well installed damp-proof membrane modified and extended to form a Radon-proof barrier across the ground floor of the dwelling or extension. This is known as **Basic Radon Protection**. New dwellings in areas of high Radon potential should incorporate **Full Radon Protection** comprising of Radon proof barrier across the ground floor supplemented by provision for sub-floor depressurization or ventilation (either a Radon sump or a ventilated floor void).

Annex A in BR 211 shows the maps of areas where **basic** and **full protection** should be provided. However, the document also indicates where, because of the underlying geology, there is a possibility of under protection, and it is suggested that further advice should be sought from the **British Geological Survey** on these areas (*refer to the attached BGS guidance notes and specimen site report form*). **Annex B** in BR 211 shows the maps of areas where a **geological assessment** should be carried out. In addition to indicating the new areas where protection maybe needed, the new guidance also gives technical information on the recommended methods of protection.

3. APPLICATION

The guidance contained in BR 211 applies to the following types of new building work (ground floor areas):

- Residential dwellings.
- Other residential or institutional buildings which are used for long-term habitation.
- Extensions to dwellings including exempt building, e.g. conservatories.
- Garages with bedrooms above.

Note: Geological assessments (Annex B) may be required for extensions - provisions for basic or full protection (Annex A) should apply.

4. Further information about Radon may be obtained from the telephone hotlines and contact addresses listed below, and from the publications issued by bodies such as the DETR, National Radiological Protection Board (NRPB) and the Building Research Establishment Ltd (BRE).

- Telephone Hotlines:

NRPB Radon Freephone (0800) 614529

Provides an information pack on Radon in the home, with advice about Radon, its health risks and details of how to order the test. This can also be obtained by post from:
NRPB, Chilton, Didcot, Oxon, OX11 0RQ .

BRE Radon Hotline (01923) 664707

Provides practical and effective advice about construction work to reduce Radon levels.

- Contact Addresses:

For **general advice** on Radon, write to:

Radon Advice,
Building Research Establishment Ltd.,
Garston,
Watford, WR2 7JR

Tel: (01923) 664707
Fax: (01923) 664010

For a list of **companies experienced in radon reduction work**, write to the following independent voluntary Regulatory Body:

The Radon Council Ltd.,
P.O. Box 39,
Shepperton,
Middlesex, TW17 8AD

Tel: (01932) 221212
Fax: (01932) 229779

For advice on the requirements of **Building Regulations** in respect of the sites within the Vale of Glamorgan which may be affected by Radon, contact:

Building Control Section,
Directorate of Environmental and Economic Regeneration,
The Vale of Glamorgan Council,
Dock Office,
Barry Docks, Barry, CF63 4RT.

Tel: (01446) 704638
Fax: (01446) 704843