

Radon Gas Installation Changes

Rough in - Passive

In 2018, for the first time, the BC Building Code required a radon gas ***rough in*** for the climatic zone of Duncan. As a result, the municipality has applied these requirements for all new homes built on a property located in Duncan, with a Duncan address. Previously, the radon gas system consisted of a rough in system, instead, **a *passive system*** is now required. All new North Cowichan building permits now will come with an attachment with the design requirements.

The Radon Ready design is also available as a document on our Municipal web site here:

<https://www.northcowichan.ca/EN/main/departments/planning-development/building-services/forms-resources.html>

Here is a helpful resource outlining changes to the radon gas system, and the differences between a rough in versus passive system.

https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/b14-07_new_radon_rough-in_requirements.pdf

Site Plans and Elevations

When submitting building permit applications, please remember to include the following information on the **site plan** and **elevations** of the proposed building:

- The dimensions of the land on which the building or structure is, or is to be, situated;
- Provide the elevation of each front property pin, and if available the elevation of the sanitary and or storm invert, abutting the land on which the building or structure is, or is to be, situated;
- The elevation from the center of the driveway at the property line and the garage or parking area elevation; and,
- The proposed width and location of the driveway at the property line.
- Designated parking areas for the principal dwelling and any secondary suite or accessory dwelling.

Building Permit Applications

Hard copy building permit applications can now be submitted by dropping off the application at the Municipality's Planning and Building Department front door (at the lower level of the Municipal Hall). The drop off bin is available Monday to Friday between the hours of 9:00 am and 3:30 pm. Feel free to notify the Building Department of your application by emailing building@northcowichan.ca and stating the civic address or legal address of the property.

Contact Us:

building@northcowichan.ca