



Circular Letter BC05-2023

Date: 27 October 2023

**Technical Guidance Document C –Site Preparation and Resistance to Moisture
(Amended 2023)**

To: The Chief Executive of each Local Authority
The Director of Services for Building Control in each Local Authority
Building Control Officers in each Local Authority
National Building Control & Market Surveillance Office

Colleagues,

1. GENERAL

I wish to advise you that Minister of State Kieran O'Donnell, T.D with responsibility for Local Government and Planning has amended Technical Guidance Document C (Site Preparation and Resistance to Moisture) to the Building Regulations.

The amended document, Technical Guidance Document C – Site Preparation and Resistance to Moisture (Amended 2023), is available on the Department's website as follows: -

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

Technical Guidance Document C – Site Preparation and Resistance to Moisture (Amended 2023) applies to all new buildings and extensions commencing construction from 1 October 2023. Technical Guidance Document C – Site Preparation and Resistance to Moisture, dated 1997 and amended in 2020, ceases to have effect from that date. However, the latter document may continue to be used in the case of works, where the works commenced on or before 30 September 2023.



2. BACKGROUND

Part C of the Building Regulations (Site Preparation and Resistance to Moisture) requires that reasonable precautions are taken to avoid danger to health and safety caused by substances (including radon) found on or in the ground to be covered by a building.

Technical Guidance Document C (Site Preparation and Resistance to Moisture) provides guidance on the protection from radon gas e.g. where a building is constructed in a high radon area, a fully sealed radon membrane of low permeability and a potential means of extracting radon from the substructure such as a standby radon sump or sumps with connecting pipework or other appropriate certified systems should be installed.

Technical Guidance Document C (Amended 2023) aims to ensure all new homes have appropriate prevention systems installed by referencing the new radon map for use with Technical Guidance Document C published by the Environmental Protection Agency (EPA).

The amendment to Technical Guidance Document C delivers on a strategy action outlined in the National Radon Control Strategy Steering Group, chaired by the Department of the Environment, Climate and Communications.

3. ENQUIRIES

Further enquires about this circular should be addressed to Ms. Margaret Power, Assistant Principal (Tel: 01 888 2363) or to Mr Colm Cahalan, Higher Executive Officer (Tel: 01 888 2386), or alternatively by e-mail to buildingstandards@housing.gov.ie

Yours sincerely,

Senior Advisor,

Climate and Construction Innovation,

Department of Housing, Local Government & Heritage