

Gas Safety Risk - Property Repairs/Refurbishments for Non-Gas Workers

The Gas Safety Installation and Use Regulations place legal duties on all trades to **Keep Gas Installations Safe**

Gas Safety Week – Guidance for Non-Gas Workers, Businesses & Tradespeople working near existing gas fittings

Keeping Gas Safe during your building projects

When businesses and tradespeople undertake planned or responsive property work which could affect the safety of existing gas installations such as; roofing, plumbing, building, refurbishment etc. they have legal responsibilities and obligations to be observant and ensure their work does not affect the safety of gas fittings.

Disturbing or damaging gas appliances, flues, pipework or ventilation could affect safety, cause harm to workers, gas users or the public by creating gas leaks, fires, explosions or carbon monoxide poisoning risks.

Businesses and tradespeople e.g. builders, handymen, window/ventilation or cladding installers etc. must ensure the work they do doesn't compromise gas safety or they could face prosecution.



Gas Safety Week

The Large Business Forum (LBF) at the Institution of Gas Engineers and Managers (IGEM) are to renew their focus on Regulation 8 of the Gas Safety Installation & Use Regulations (GSIUR) for this year's Gas Safety Week, this will be aimed at all businesses that may in some way affect gas fittings e.g. building work to ensure the gas user keeps safe.

Summary of regulation 8 from GSIUR

"This regulation prohibits anyone from carrying out any alteration to premises in which a gas fitting or storage vessel is already installed which could compromise gas safety. The regulation also prohibits any work on a gas fitting or associated flue/ventilation system which would result in danger to any person"

This initiative is supported by Institution of Gas Engineers & Managers (IGEM), Heating & Hotwater Industry Council (HHIC), Association of Plumbing & Heating Contractors (APHC), Gas Safe Register and Health & Safety Executive (HSE) and is designed to be an on-going process.

Alongside this Gas Safe Register has produced a targeted factsheet for gas users who employ tradespeople to undertake work in their property with an aligned message.

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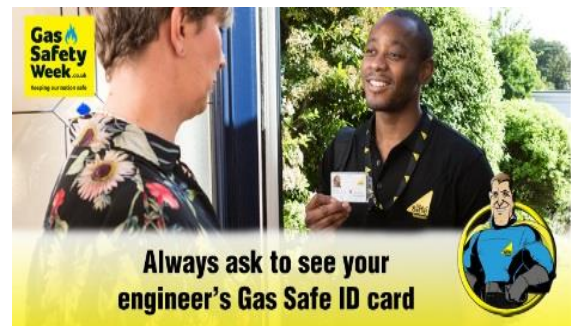
Steps to take to keep Gas Safe during building projects

- Risk Assess the project (and record findings) before work starts using risk assessment forms available on the IGEM website – [IGEM-LBF-REG8-Risk-Assessments](#) – also *Gas Safe Register*.
- **STOP WORK** if there is a risk of damage to existing gas appliance(s), flues, pipework or meters – **GET ADVICE** from Gas Safe Register or a Gas Safe registered engineer!!
- Employ a Gas Safe registered engineer to make the gas installation safe during the project
- Employ a Gas Safe registered engineer to check the affected installation once work is complete



Examples of building projects which could affect the safety of existing gas installations may include:

- Roofing
- Kitchen refurbishments
- Cavity wall insulation
- Cladding
- Replacing/blocking permanent air vents
- Fitting extract fans or re-circulatory ceiling fans
- Reducing chimney heights
- Building extensions
- Fitting double glazing
- Scaffolding



Examples of existing gas installations or equipment that could become unsafe if disturbed, damaged or affected by building work, may include:

- Gas pipework
- Gas meters
- LPG storage cylinders/tanks
- Gas appliances
- Chimneys/flues
- Ventilation systems



The LBF in collaboration with wider industry has produced a simple Risk Assessment for the 'project manager' and non-gas workers who are generally not gas competent.

Also, a Technical Survey (Risk Assessment) for the Gas Safe registered competent engineer if required.

It is extremely important all Surveys & Risk Assessments are recorded and held on file for retrieval.

For gas safety advice and to find or check a gas engineer visit the Gas Safe Register website at GasSafeRegister.co.uk. Alternatively call the free helpline on **0800 408 550**.

Note: If at any time there is a smell of gas or suspected leakage of gas or fumes immediately contact the Gas Emergency Centre **0800 111 999** and turn off at the meter if safe to do so.