

# **INSTITUTION OF GAS ENGINEERS AND MANAGERS**

## **GENERAL GAS PROCEDURES**

### **IGEM COMMENTARY ON AMENDMENTS TO IGE/G/5. GAS IN FLATS AND OTHER MULTI-DWELLING BUILDINGS.**

**3<sup>RD</sup> VERSION (APRIL 2009)**

#### **CLAUSE 8.2.1. FLUELESS APPLIANCES, NOTABLY COOKERS**

In 2006, IGE/G/5 was published to address several complex technical and legal issues that arise with the inclusion of gas pipes, meters, pipework and appliances in buildings that contain multiple individual dwellings.

One key consideration was that the societal risk i.e. the risk to persons other than the occupants of a particular individual dwelling in a multi-dwelling building should, as far as practicable, be limited such that the risk would not be significantly higher than the societal risk for a gas installation in a building containing just one individual dwelling. The requirement for FSDs in clause 8.2.1 of IGE/G/5 was intended to contribute to this objective. Of course, it has the additional benefit of reducing the individual risk i.e. the risk to persons within the individual dwelling itself.

As with many new requirements intended to improve safety levels, consideration had to be given to the impact in terms of cost and practicality. In this case, it was clear that compliance with the new requirement would need to be achieved gradually. In terms of cost, it was not reasonable to insist that non-compliant previously-used appliances being moved into an individual dwelling in a multi-dwelling building be replaced with new compliant appliances. In terms of practicality, it was not reasonable to assume appliance manufacturers would immediately supply modified appliances for retail (and hence implementation of that particular requirement was deferred until 1<sup>st</sup> January 2008).

The requirement was never intended to ban the use of previously-used appliances and the following amendment to clause 8.2.1 clarifies that intent, i.e. the requirement now mentions 'new' and the new Note 4 addresses previously-used appliances. The requirement was intended to ensure that new appliances were compliant if installed from 1<sup>st</sup> January 2008. The amended Note 3 issued in January 2008 allowed the use of new appliance stocks, manufactured before that date. This change was necessary as insufficient compliant appliances had been introduced in the lead-in time previously allowed from publication in mid 2006, to 1<sup>st</sup> January 2008. This waiver was intended to address that immediate shortage in terms of both number and choice. However, overall, the requirements and amendments would lead to a steady increase in the proportion of compliant appliances being used in individual dwellings within multi-dwelling buildings. Manufacturers had in general indicated that many more compliant models would be available within the first half of 2008.

**CORGI revised its Technical Bulletin 218 to require all new appliances fitted from 1<sup>st</sup> June 2008 to comply with the FSD requirement. In turn, IGEM has now revised the relevant amendment, removing the waiver, so similarly requiring compliance. It is anticipated that Gas Safe Register will issue a similar Bulletin.**

## **SUB-SECTION 2.1. WHEN DOES IGE/G/5 APPLY?**

The amendment to the Note 1 to Sub-Section 2.1 has been made to clarify the situations where IGE/G/5 applies. For example, a multi-storey block of flats clearly is covered. Fairly clear, for example, is a block of single storey maisonettes, comprising ground floor and first floor maisonettes – again covered by IGE/G/5. Not so clear, for example, was a large, old, 4-storey house converted to accommodate numerous tenants in bedsits – which is covered by IGE/G/5. Whereas, the same house occupied by a single family would not be covered, but if an adjoining annex flat were added, then the combined house and flat would be covered by IGE/G/5.

### **AMENDMENTS. APRIL 2009**

These Amendments apply to the following publications:

- **IGE/G/5. Communication 1712**  
Gas in flats and other multi-dwelling buildings (2 sides)

If the user copies these amendments onto A4 labels, the amendments can be cut out and applied to the appropriate places within the relevant technical publications i.e. the individual amendments are tailored to fit over the existing text.

The following amendments (April 2009) apply to the Amendments issued January 2008, June 2008 and, therefore, to all copies of IGE/G/5 published in 2006.

The informative notes are not part of the Amendments.

### **IGE/G/5 COMMUNICATION 1712 2006**

#### **Sub-Section 2.1. Note 1 and 2. Delete entirely. Substitute:**

*Note 1: Each individual dwelling within a building would be independently occupied, with a dedicated gas supply whether that be a gas service or installation pipework. This means that, unless a building does not contain a domestic dwelling, the following arrangements are covered by IGE/G/5: a building containing or served by more than one primary meter; a building containing, or whose contents are served by, more than one secondary meter that is used for billing/charging purposes; a building containing or served by just one primary meter but where more than one additional emergency control valve (AECV) has to be installed in compliance with GS(I&U)R Regulation 9(1) and, in general, a building comprising more than one individual dwelling i.e. is multi-tenancy and/or multi-owner occupancy.*

*Note 2: The following arrangements are not covered by IGE/G/5: detached, semi-detached or terraced houses and bungalows comprising a single dwelling (for such installations, BS 6400, BS 6891 and IGE/TD/4 contain sufficient requirements) and a commercial or industrial building that does not contain a domestic dwelling.*

Informative note: This amendment is unchanged from the January 2008 version.

**Clause 5.2.2.2. Delete the Note to this entirely. Substitute:**

*Note 1: For the purposes of this clause it is not acceptable to install a meter in a meter room where twin fire doors create a false or intermediate lobby between the meter room and the common sole means of escape.*

*Note 2: A room in the context of this clause is not intended to address a room in an individual dwelling (see clause 5.2.2.4).*

Informative note: This amendment is unchanged from the January 2008 version.

**Clause 8.2.1. Selection (of gas appliances). Final bullet. Delete entirely. Substitute:**

- any new flueless appliance shall have a flame supervision device (FSD) fitted to each burner (except for cooker oven burners of uncontrolled heat input less than 0.6 kW).

Informative note: This amendment is unchanged from the January 2008 version.

**Clause 8.2.1. Note 3 to final bullet. Delete entirely. Substitute:**

*Note 3: In general, IGE/G/5 addresses only new components. The common practice of installing, or re-installing, a previously-used appliance (that may not, in particular, comply with the requirement for new appliances to have such FSDs) is not prohibited by IGE/G/5. However, it is recommended that due care be taken to ensure that the risk presented by a previously-used appliance being installed is not greater than that presented by the appliance removed from the location. For example, if the appliance removed from the location was known to be fitted with FSDs, then to install a previously-used appliance without such FSDs, in its place would likely represent an increase in risk. Due account needs to be taken of Notes 1 and 2 to Sub-Section 2.2 and of any current industry practices advised through such as the Gas Unsafe Situations Procedure available through Gas Safe Register™ and CORGI.*

**END OF AMENDMENTS**