

# Non-Gas Workers, Businesses & Tradespeople working near existing gas, oil, solid fuel fittings, pipework, chimneys/flues & appliances – V2

Information Sheet – 005 IGEM Large Business Forum – 01.07.2023

*This Information Sheet has been produced by and for LBF IGEM members who are aware it may be distributed to the wider gas community therefore do not accept any form of liability that may arise. Gas businesses and RGE's must abide by legislation, statutory compliance and industry standards*

## Gas/Fuel Safety Risk - Property Repair/Refurbishment

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

## 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.



## 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 Information Sheets](#) – 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



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

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

- Fire safety protection
- 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
- Pipes in voids with ventilation



The LBF in collaboration with wider industry has produced two simple Risk Assessments

1. For the 'project manager' and non-gas workers who are generally not gas competent
2. For the Gas Safe registered competent engineer if required.

**IGEM website Links – [Gas/Fuel Safety Pre-Work Risk Assessment - Non Gas Workers](#) & [Gas/Fuel Safety Technical Risk Assessment - Competent Registered engineer](#)**

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

**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

## Further information and related guidance

Institute of Gas Engineers and Managers: [igem.org.uk](http://igem.org.uk)

Gas Safe Register visit: [GasSafeRegister.co.uk](http://GasSafeRegister.co.uk).

- Building Regulations Approved Document B
- IGEM/G/5 Gas in Multi-Occupancy Buildings
- IGEM/UP/2 Installation Pipework on Industrial and Commercial Premises
- BS6891 Specification for the Installation & Maintenance of Low-Pressure Gas Installation Pipework up to 35mm (R1<sup>1/4</sup>) on Premises
- BS8313 Code of practice for accommodation of building services in ducts
- BS 6173:2020 Installation and maintenance of gas-fired catering appliances for use in all types of catering establishments (2<sup>nd</sup> and 3<sup>rd</sup> family gases) – Specification
- The Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR)