

## A big change for gas safety

Gas Safe Register™ became the official stamp for gas safety in Great Britain and the Isle of Man on 1 April 2009. It replaces the register previously operated by CORGI and is delivered under an agreement with the Health and Safety Executive (HSE). By law, only Gas Safe registered engineers should carry out work on gas appliances or installations in any property. There is no dual running of the CORGI gas registration scheme and Gas Safe Register.

### Protecting the public

Gas Safe Register exists to protect the public from dangerous gas work. Incorrectly fitted, badly repaired or poorly maintained gas appliances are a major cause of lethal carbon monoxide (CO) poisoning and can also lead to gas leaks and explosions. In the last year, 14 people died from carbon monoxide (CO) poisoning and hundreds suffered health problems such as brain damage and paralysis from CO exposure – this is the result of incorrectly fitted, badly repaired or poorly maintained gas appliances. The heartbreaking part is that, in most cases, these tragic incidents could have been prevented if those people had used a registered gas engineer.

Figures like these are a stark reminder that health and safety should always come first as part of any building project. You now need to make sure that the people you take on to do gas work are Gas Safe registered engineers and encourage tenants and homeowners to do the same. Pipe work, appliances and flues in the property should be maintained in a safe condition and subject to an annual safety check carried out by a Gas Safe registered engineer.

### Always check the ID card

Every engineer will carry a Gas Safe Register ID card with their own unique licence number. The back of the card shows the type of gas work they are qualified to do. Before any gas work is carried out, always make sure to check they hold valid qualifications for that particular type of gas work e.g. pipe work, cookers, gas fire.

To find a Gas Safe registered engineer or check their qualifications, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk) or call **0800 408 5500**.

### Responsibilities

All trades have a legal duty to make sure that work carried out doesn't affect the safety of gas installations in the same property. If you're working with other tradesmen or those who are multi-skilled, please remember that under Regulation 8 of the Gas Safety (Installation & Use) Regulations 1998, those working in trades other than gas also have a legal duty not to compromise the safety of gas installations in the course of their work.

For example, an electrician should not install a new or replacement extract fan which could affect the safe operation of an open-flued gas appliance in the property; roofers must check that they are not adversely affecting a flue system; kitchen fitters must take care not to build a cupboard too close to a cooker; and double glazing fitters must not block essential ventilation when putting up new windows.

### Gas work notification

Under the Building Regulations, gas engineers are still required to notify relevant gas work. Registered engineers can notify the installation of heat producing appliances and the installation of heating and hot water systems and relevant controls connected to a gas heat-producing appliance through Gas Safe Register's notification system. Notification can be done online at [www.gasaferegister.co.uk](http://www.gasaferegister.co.uk) or by calling 0800 408 5577.

When engineers report the work to Gas Safe Register, we send a certificate to the homeowner or builder and advise the relevant Local Authority Building Control department of the work on the gas engineer's behalf.

While gas engineers **do** have an obligation to notify, they are not obliged to do this via Gas Safe Register. For example, an alternative route for reporting notifiable gas work is currently being piloted by the APHC [www.competentpersonsscheme.co.uk](http://www.competentpersonsscheme.co.uk). Gas Safe Register will not be running a work reporting service for non-gas fossil-fuelled appliances or for electrical or bathroom plumbing work.

### Fly the flag for gas safety

A better informed public will demand the safe and qualified services of a Gas Safe registered engineer, which will help stop illegal workers and reduce the many tragic gas related deaths and injuries each year.

A large publicity campaign across the country means the public are now starting to recognise the Gas Safe Register logo as the one and only mark of gas safety in Great Britain and the Isle of Man. Over 120, 000 engineers have registered and are working with Gas Safe Register to raise public awareness around gas safety.

If you would like free leaflets to give out to your local community to educate them about gas safety, please contact us. You can email [marketing@GasSafeRegister.co.uk](mailto:marketing@GasSafeRegister.co.uk) or call 01256 341567 to request some.

**It's time to be Gas Safe. For more information go to [www.GasSafeRegister.co.uk](http://www.GasSafeRegister.co.uk)**

# Regulation Update

## Part G of the Building Regulations

The approved document, called Sanitation, Hot Water Safety and Water Efficiency has been published and was intended to take effect from October 2009. It was meant to take effect from this April but was delayed due to changes to the water use calculation tool used in the code.

The new edition will bring about significant changes to the design of hot and cold water supplies in buildings. It supports sustainability by:

Specifying applications where “non wholesome” water might be used in buildings, such as the use of captured rainwater for toilet flushing; and

Introducing a water efficiency standard for new homes of no more than 125 litres per person per day when assessed using the specified water calculator.

Parts G1 to G6 are significantly different from the former requirements in Part G:

- There is in G1 a new requirement on the supply of wholesome water for the purposes of drinking, washing or food preparation.
- G1 also allows the provision of water of a suitable quality to sanitary conveniences.
- G2 and Regulation 17K set out new requirements on water efficiency in dwellings.
- G3 sets out enhanced and amended provisions on hot water supply and safety, applying safety provisions to all types of hot water systems and a new provision on the prevention of scalding.
- G4 sets out the requirements for sanitary conveniences and hand washing facilities.
- G5 sets out requirements for bathrooms, which apply to dwellings and to buildings containing one or more rooms for residential purposes.
- G6 contains a new provision requiring sinks to be provided in areas where food is prepared.

### Changes in legal requirements:

- The provisions on material change of use have been amended to reflect the changes made to Part G. In particular, where there is a material change of use to create a new dwelling in an existing building, the water efficiency requirements in G2 and Regulation 17K will apply as will the hot water safety requirement in G3(4).
- The requirements in G1 (cold water supply) and hot water supply and systems in G3 have been extended to domestic greenhouses, small-detached buildings and extensions, in particular conservatories.
- The requirement that a building notice, which includes work on an unvented hot water system, be accompanied by a statement giving certain details of the unvented hot water system and the installer has been revoked.
- Regulation 17 of the Building Regulations has been amended to the effect that a local authority cannot give a completion certificate until it has received in respect of new dwellings a certificate specifying the calculated potential consumption of wholesome water per person per day.

## Parts L & F of the Building Regulations

On 18 June the Government published a consultation document setting out the proposed changes to Part L (Conservation of fuel and power) and Part F (Means of Ventilation) that are planned to come into force in 2010.

The consultation also proposes a range of measures, including a strategy for training and dissemination, designed to further improve levels of compliance and performance in buildings.

Controversially Housing Minister John Healey withdraw from the consultation a proposal that would have required homeowners to include energy efficiency measures when undertaking major refurbishments. This has led to criticism from some sectors within the industry and the Association for the Conservation of Energy (ACE) has according to Building magazine threatened legal action over the axing of the proposed consequential improvements from the Part L consultation. The consultation document can be accessed via the link:

[www.communities.gov.uk/publications/planningandbuilding/partlf2010consultation](http://www.communities.gov.uk/publications/planningandbuilding/partlf2010consultation)

Responses to the consultation are sought by closing date of 17 September 2009.