Technical Bulletin 105

Title: Non-room-sealed gas appliances located in sleeping accommodation

Date issued: 18 January 2016

Note: This version of Technical Bulletin (TB) 105 replaces the version published July 1st 2015 which is now withdrawn. This version has been reviewed and incorporates revised guidance regarding temporary changes in use of a room.

This Technical Bulletin provides guidance to Gas Safe registered businesses/ engineers when working on non-room-sealed gas fires, gas-fired space heaters or gas water heaters located within sleeping accommodation such as bedrooms and bed sitting rooms.

Introduction

Registered engineers may encounter or be asked to work on non-room-sealed gas fires, other gas space heaters or gas water heaters located within sleeping accommodation such as bedrooms and bed sitting rooms.

This guidance will assist registered businesses/engineers in undertaking their risk assessment and decide what action to take.

Note 1: Non-room-sealed gas appliances include both open-flued and flueless appliances as defined in PD CEN/TR 1749[9].

Note 2: The information contained in this Technical Bulletin (TB) has been written to cover the geographical areas covered by Gas Safe Register, i.e. Great Britain (GB), Northern Ireland (NI), the Isle of Man and Guernsey. For other geographical regions, contact should be made with local health and safety enforcing bodies for their advice and guidance.

Guidance - Bedrooms/bed sitting rooms

Gas appliances installed in rooms used or intended to be used as sleeping accommodation are subject to primary legislation which cover the safe installation, maintenance and use of gas systems and appliances (e.g. in GB and NI – the Gas Safety (Installation and Use) Regulations (GSIUR)).

The following requirements apply with regard to gas appliances in sleeping accommodation:

1. Gas appliances with a rated heat input greater than 12.7kW net (14kW gross), installed in a room used or intended to be used as sleeping accommodation must be room-sealed. This includes installations into any cupboard/ compartment or space (e.g. cubicle) that has a direct or indirect air path for ventilation or a connecting door opening into the bedroom/bed sitting room (see Figure 1).

2. Gas appliances with a rated heat input less than or equal to 12.7kW net (14kW gross) may be room-sealed. However, if the appliance is non-room-sealed, it must incorporate a safety control designed to shut down the appliance before there is a dangerous quantity of products of combustion in the room concerned.

Where the sleeping accommodation is within a rented property, landlords are also subject to additional legislative requirements.
Table 1: Implementation dates of geographical regulations

<table>
<thead>
<tr>
<th>Geographical area/ Regulations</th>
<th>Sleeping accommodation(^{(a)})</th>
<th>Rented accommodation(^{(b)})</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern Ireland The Gas Safety (Installation and Use) Regulations (Northern Ireland) 2004</td>
<td>12 May 1997</td>
<td>29 March 2004</td>
</tr>
<tr>
<td>Isle of Man Gas Safety (Installation and Use) Regulations 1994 as amended and applied by the Gas Safety (Application) Order 1996 (As applied to Isle of Man)</td>
<td>1 October 1996</td>
<td>1 October 1996</td>
</tr>
<tr>
<td>Guernsey (Channel Islands) The Health &amp; Safety (Gas) Guernsey) Ordinance 2006</td>
<td>27 April 2005</td>
<td>27 April 2005</td>
</tr>
</tbody>
</table>

Key:  
(a) Date of implementation of the restriction on non-room-sealed gas appliances located in sleeping accommodation.  
(b) For rented accommodation, rooms rented out for the first time after the dates given must also comply with the restriction on non-room-sealed gas appliances.

British Standard (BS) 5440-2: 2009\(^{(2)}\) also requires that for new or replacement installations, an air vent supplying an open-chimney/flued appliance must not communicate with a bedroom, or a room containing a bath or shower. This is a change from the previous guidance (BS 5440-2: 2000\(^{(3)}\)) which only restricted ventilation communication with rooms/ internal spaces containing a bath or shower.

Figure 1 – Showing both suitable and unsuitable routes for combustion air provision

Note 3: Similar requirements apply in other geographical areas covered by Gas Safe Register. For details of current gas safety legislation, building legislation and industry standards for the geographical areas covered by Gas Safe Register, see the Legislative, Normative & Informative Document List (LNIDL)\(^{(4)}\) at:  
https://engineers.gassaferegister.co.uk  
- login and visit the Technical Information area.
Flueless, or non-room-sealed space heating, or water heating appliance over 14kW heat input (gross), or under 14kW heat input (gross) without a built-in atmosphere sensing device, installed in a bedroom or bed-sitting room, under the Gas Industry Unsafe Situations Procedure (GIUSP) is classified as At Risk.

**Note 4:** The GIUSP (TB 001®) can be viewed at: [https://engineers.gassaferregister.co.uk](https://engineers.gassaferregister.co.uk) - login and visit the Technical Information area.

Non-room-sealed appliances installed in sleeping accommodation after the relevant dates given in Table 1 are not reportable under relevant Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) applicable to the geographical areas covered by Gas Safe Register. Registered businesses/engineers may wish to report these installations to the relevant health and safety enforcement bodies. In GB, a complaint about workplace health and safety can be made to HSE where there is evidence of breaches in legislation which are not reportable under RIDDOR. To make a complaint please use the following web link: [http://www.hse.gov.uk/contact/concerns.htm](http://www.hse.gov.uk/contact/concerns.htm) (At the bottom of Page 1 of the form is an "Area of concern" Topic box where selecting "Gas" opens the gas questions page to the form). For other regions covered by Gas Safe Register, registered businesses/engineers can report this either by email, letter or telephone to their local enforcement body office.

**Temporary change of use of a room to rented sleeping accommodation**

A temporary change of use of a room is not recognised under the regulations and therefore, any gas appliance that is found not to comply with the requirements laid out in Table 1 should either be: replaced with an appliance that meets the minimum requirements; or classified as ‘At Risk’ in accordance with the procedure detailed in the current GIUSP and turned off with the gas user’s permission until the appliance(s) is either replaced, or until such times as the consumer/tenant is able to stop using the space as sleeping accommodation. Alternatively, consideration should be given to re-housing the tenant into other suitable accommodation.

**Owner-occupied properties**

Unless the householder believes or has been advised by a registered engineer that the appliance is dangerous (in which case he/she should not be using the appliance), there is no legislation that prevents private householders from using a living room as sleeping accommodation where gas appliances which do not meet the requirements of the regulations have already been installed.

**Note 5:** Although there is no legislation in place to prevent private householders from using an appliance in this manner, it should still be classified as ‘AR’ in accordance with the procedure detailed in the current GIUSP and turned off with the consumer’s permission until such time that the appliance(s) is replaced.

**Note 6:** For general information about the process behind the development of Gas Safe Register Technical Bulletins and the expectations for all Stakeholders, see TB 1000® at: [https://engineers.gassaferregister.co.uk](https://engineers.gassaferregister.co.uk) - login and visit the Technical Information area.

**Bibliography**

(1) PD CENTR 1749: 2014 – European scheme for the classification of gas appliances according to the method of evacuation of the combustion products (types)

(2) BS 5440-2: 2009 – Flueing and ventilation for gas appliances of rated input not exceeding 70kW net (1st, 2nd and 3rd family gases) – Specification for the installation and maintenance of ventilation provision for gas appliances

(3) BS 5440-2: 2000 – Installation and maintenance of flues and ventilation for gas appliances of rated input not exceeding 70kW net (1st, 2nd and 3rd family gases) – Specification for the installation and maintenance of ventilation for gas appliances

(4) LINIDL - Gas Safe Register Legislative, Normative & Informative Document List

(5) TB 001 - The Gas Industry Unsafe Situations Procedure

(6) TB 1000 – An introduction to Gas Safe Register Technical Bulletins

**Note:** Gas Safe Register Technical Bulletins and the Legislative, Normative & Informative Document List can be viewed at: [https://engineers.gassaferregister.co.uk](https://engineers.gassaferregister.co.uk) - login and visit the Technical Information area