

Technical Bulletin 015

Developed with IGEM



Title: The requirement to install gas appliances (including cooking appliances) with flame supervision devices in flats and other multi-occupancy buildings

Date issued: 22 January 2013

Note: This version of Technical Bulletin (TB) 015 replaces the version originally published 17 June 2010 which is now withdrawn. This version has been reviewed and where appropriate revised to ensure that it remains both current and relevant.

This Technical Bulletin provides guidance to Gas Safe registered businesses/ engineers on the installation requirements for new gas appliances, including gas cooking appliances in flats and other multi-occupancy buildings to incorporate flame supervision devices (FSDs) on all burners. A revision to IGEM/G/5 in September 2012, maintained the requirement for FSDs to be fitted on cooker oven burners of uncontrolled heat input of greater than 0.6kW

Introduction

The Institution of Gas Engineers and Managers (IGEM) Standard IGEM/G/5⁽¹⁾ was originally published June 2006 and provided guidance on design, installation, operation and maintenance of gas supplies to and in any building containing a number of individual dwellings for domestic purposes only. Also included, were dual-purpose type properties such as flats above shops and offices, but it did not include buildings that were designed solely for commercial use.

Current requirements

During September 2012, IGEM published Edition 2 of IGEM G/5⁽³⁾ now entitled 'Gas in multi-occupancy buildings'. Within this revision, Section 9,2 deals with selection and installation of gas appliances.

Clause 9.2.1 states:

"Any new appliance shall be CE marked and be suitable for use in the particular circumstances that apply in multi-occupancy buildings.

Any 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)

Note: A FSD is a device, including a sensing element, which causes the gas supply to a burner to be opened or closed according to the presence or absence of the flame which activates the sensing element.

Note: A device that only attempts automatically to re-light gas does not satisfy this clause."

It defines the operation of a FSD for the purpose of complying with the standard. It clarifies the requirement in that a device that only attempts automatically to re-light gas does not satisfy the requirements of the standard.

Compliance with current standards

From 1 June 2008, new installations of flueless gas appliances in multi-occupancy buildings were required to comply with the guidance given in IGEM/G/5⁽¹⁾. New appliances installed **after** that date, which do **not** meet the requirements, are considered non-compliant and the registered business will be defected to correctly meet the requirements of IGEM/G/5⁽¹⁾⁽³⁾ accordingly.

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Where a Gas Safe registered business or their engineer identifies an existing flueless gas appliance installed in a multi-occupancy building not meeting the requirements of IGEM/G/5 Edition 2⁽³⁾ with regard to FSD protection the appliance should be considered as non-compliant with current standards.

Background

IGEM/G/5⁽¹⁾ - Selection and installation of gas appliances

One of the key considerations of Edition 1 of IGEM/G/5⁽¹⁾ drafting panel for this document, related to societal risk i.e. the potential risk to persons, other than the occupants of a particular individual dwelling in a multi-occupancy building, should as far as practicable, be limited such that any risk would not be significantly higher than the societal risk posed by a gas installation in a single dwelling building. As with many new requirements intended to improve safety levels, consideration had to be given to the impact in terms of cost and practicality. As a consequence, Clause 8.2.1 of the original edition of IGEM/G/5⁽¹⁾, was published which, required that all flueless appliances installed **after** 1 January 2008 incorporate flame supervision devices (FSDs) on all burners. The intent of which was to contribute to reducing any societal risk posed. This predominately affected new gas cooker and flueless gas water heater installations.

Note 1: *The date of 1 January 2008 was used as a derogation date, designed to allow enough time for the appliance manufacturer's and the supply chain to be able to supply/provide appliances that satisfied the new requirement to become readily available.*

Note 2: *EN 30-1-1⁽⁴⁾ was published in 2008 and replaced its previous Edition (published in 1998) in 2010. The Standard contains a requirement for all burners to be protected by flame supervision device (or another device that provides an "equivalent level of safety") amongst a number of other new requirements.*

This derogated lead-in period allowed existing new appliance stocks, manufactured from the publication date of the document (June 2006) to 1 January 2008, to continue to be installed, provided that any existing risk was not significantly increased e.g. installing an appliance without FSD protection for someone who may be susceptible to leaving gas burners turned on in an un-controlled manner.

Note 3: *The term 'new' in the context of this guidance relates to appliances which are bought as new and unused through any retail source.*

It was recognised that there would be a steady increase in the proportion of suitably compliant new appliances, as manufacturers indicated that an increased supply of suitably compliant models would be available within the first half of 2008.

Therefore, in recognition of this, from **1 June 2008** the installation of any new flueless appliance **not** having FSD protection on all burners in a multi-occupancy building was considered as non-compliant with current standards.

Second-hand and previously used cooking appliances

Also included in IGEM's Technical Statement supporting the above mentioned waiver, it has been clarified that the above FSD requirement was never intended to restrict the installation of previously used, or second-hand appliances and the subsequent amendment to IGEM/G/5⁽¹⁾, Clause 8.2.1 clarified this by applying the requirement to 'new' appliances. The intended purpose was to ensure that any new appliance installations were compliant from 1 January 2008 (see **IGEM/G/5⁽¹⁾ - Selection and installation of gas appliances** (above) and also **Note 1** (above)).

Note 4: *For further guidance on the installation of previously used domestic gas cooking appliances, see TB 022⁽²⁾ at: <https://engineers.gassaferegister.co.uk> - login and visit the Technical Information area.*

Where do the requirements of IGEM/G/5⁽¹⁾ (2) apply?

Another area of debate following the initial publication of IGEM/G/5⁽¹⁾, which was clarified, is the types of building/situations where the guidance in IGEM/G/5⁽¹⁾ should be applied. These are:

- multi-storey blocks of flats;

- single storey maisonette type situations e.g. where ground floor and first floor individual domestic dwellings exist;
- other buildings which are, or have been sub-divided into individual domestic dwellings e.g. flats or bed-sits;
- buildings containing or served by more than one primary meter;
- buildings containing or served by more than one secondary meter, used for billing/charging purposes;
- buildings containing or served by one primary meter, but with more than one AECV and;
- in general, any building comprising of more than one individual dwelling i.e. multi-tenancy and/or multi-owner occupancy.

Excluded are:

- detached, semi-detached, or terraced houses, or bungalows comprising of a single dwelling predominantly occupied by a single family;
- industrial/commercial buildings which do not incorporate any domestic dwellings.

Note 5: *The above list should not be considered as exhaustive and is provided for guidance only.*

Note 6: *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 \(LNIDL\)](#)⁽⁵⁾ at: <https://engineers.gassaferegister.co.uk> - login and visit the Technical Information area.*

Note 7: *For general information about the process behind the development of Gas Safe Register Technical Bulletins and the expectations for all Stakeholders, see [TB 1000](#)⁽⁶⁾ at: <https://engineers.gassaferegister.co.uk> - login and visit the Technical Information area.*

Bibliography

- (1) *IGEM/G/5 – Gas in flats and other multi-dwelling buildings with amendments April 2009 (Communication 1712)*
- (2) *TB 022 Installation of previously used domestic gas cooking appliances*
- (3) *IGEM/G/5 - Edition 2- Gas in multi-occupancy buildings (Communication 1762)*
- (4) *EN-30-1-1 - Domestic cooking appliances burning gas. Safety. General*
- (5) *LNIDL - Gas Safe Register Legislative, Normative & Informative Document List*
- (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.gassaferegister.co.uk> - login and visit the Technical Information area.*

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