



TECHNICAL BULLETIN 218



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Title: The requirement to install only flueless gas appliances (including cooking appliances) with flame supervision devices (FSD) fitted in flats and other multi-dwelling buildings

Reference should also be made to [Technical Bulletin 185](#)

Introduction

The Institution of Gas Engineers and Managers (IGEM) document IGE/G/5 *Gas in flats and other multi-dwelling buildings*, (published mid 2006) provides guidance on the 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, are dual-purpose type properties such as flats above shops and offices, but it does not include properties that are used for commercial use only.

Overview of IGE/G/5

IGE/G/5 defines core areas of safety that have to be considered before gas may be installed in these types of buildings. Examples of areas for consideration are:

- Ventilation/installation of gas pipework;
- Risk assessment of the whole installation;
- Location of gas meters;
- Entry of network pipelines (service pipes), particular attention being given necessary ventilation;
- Location of Emergency Control Valves (ECV) and Additional Emergency Control Valves (AECV);
- Suitable installation materials
- Selection of suitable appliance types;
- Protective equipotential bonding;
- Competency of gas operatives undertaking the work and their responsibilities.

IGE/G/5 - Selection and installation of gas appliances

One of the key considerations of the IGEM IGE/G/5 drafting panel for this document related to societal risk i.e. the potential risk to other persons other than the occupants of a particular individual dwelling in a multi-dwelling 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 a consequence, Clause 8.2.1 of the original edition of IGE/G/5, was published which, required that all flueless appliances installed after 1st January 2008 incorporate flame supervision devices (FSD) on all burners. The intent of which was to contribute to reducing any societal risk posed. This predominately affects gas cooker and flueless gas water heater installations.

Note: *The date of 1st 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.*

Unfortunately the timeline envisaged by the IGE/G/5 drafting panel was insufficiently long enough for adequate volumes of suitably compliant new appliances to be available within the derogated

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lead-in period. As a result, IGEM have published a waiver that allows existing new appliance stocks, manufactured from the publication date of the document (June 2006) to 1st January 2008, to continue to be installed, provided that any existing risk is 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 1: *The term “new” in the context of this guidance relates to appliances which are bought as new and unused through any retail source.*

It is recognised that there will be a steady increase in the proportion of suitably compliant new appliances, as manufacturers have indicated that an increased supply of suitably compliant models will be available within the first half of 2008. Therefore, in recognition of this, CORGI has made a decision to classify any installation in a multi-dwelling building, of any new flueless appliance, not having FSD protection on all burners as, Not to Current Standards (NCS) from **1st June 2008** in accordance with the current Gas Industry Unsafe Situations Procedure (GIUSP).

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 IGE/G/5, Clause 8.2.1 clarifies this by applying the requirement to “new” appliances. The intended purpose was to ensure that any new appliance installations were compliant from 1st January 2008 (*see previous section and Note 1*).

Where do the requirements of IGE/G/5 apply?

Another area of debate following the initial publication of the document, that has in turn also been clarified are the types of building/situations, where the guidance in IGE/G/5 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. is 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 not containing a domestic dwelling

Note 2: *This list should not be considered as exhaustive and is provided for guidance only.*

Compliance with the Gas Industry Unsafe Situations Procedure (GIUSP)

From 1st June 2008, new installations of flueless gas appliances in multi-dwelling buildings must comply with the guidance given in IGE/G/5 and have FSD protection on all burners. New appliances installed after this date, which do not meet the requirements, will be classified as NCS and the CORGI member will be defected to correctly meet the requirements of IGE/G/5 accordingly.

Where a CORGI member or their operative identifies an existing flueless gas appliances installed in a multi-dwelling building without suitable FSD protection on all burners, the appliance should be classified as NCS in accordance with the current GIUSP.

Note 3: *This will apply in all situations even when the appliance has been installed after 1st June 2008.*

Further information relating to the amendments to IGE/G/5 and the statement published by IGEM can be found on the IGEM website www.igem.org.uk

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