



# gas | focus

## In this issue...

- Replacement Gas Water Heaters in Multiple Dwellings

---

- Audits of Commercial Catering Premises by Office of Energy Gas Inspectors

---

- Prosecutions for Breaches of the Gas Standards Act 1972 and Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999  
1 November 2001 to 28 February 2002

## Replacement Gas Water Heaters in Multiple Dwellings

In response to a number of asphyxiations caused by poorly maintained gas water heaters and a recommendation from the coroner, the [former] State Energy Commission of WA (SECWA) embarked on a program to have all internally mounted instantaneous water heaters (installed in bathrooms and toilets) removed from the inside of multiple dwellings. Some 10,400 water heaters were replaced during the program which was completed in the mid-80s.

The replacement water heaters were generally installed externally on balconies and external walls. Wall space was at a premium and some installations therefore may not have complied with clearances required by the regulations in place at that time. Gas Inspectors issued letters of dispensation in those instances.

Today, if a plumber/gas fitter is required to replace one of these water heaters, there is a requirement that an exemption be sought from the Director of Energy Safety before commencing any work.

To seek an exemption/variation to code requirements for consumer's gas installations, it is necessary to provide a submission, addressed to the Office of Energy, to enable a recommendation to be given to the Director of Energy Safety [to grant approval]. The submission should cover the following points:

- Identify the relevant clause in the code/standard (AS 5601/AG 601) in which you are seeking a variation or exemption;
- Specify the requirements of this clause;
- Describe and provide details of how the proposed installation varies from the requirements of this clause;

- Provide written evidence that the proposed installation would maintain an equivalent level of compliance/safety as prescribed by the code/standard;
- Provide a manufacturer's statement to confirm acceptance of the proposed installation and that the warranty on the appliance is not void;
- Seek approval from the gas supplier (evidence of such approval would assist in the approval process); and
- Provide a clear summary of your assessment confirming that the proposed equipment will function safely.

To streamline this procedure, it is worthwhile as a plumber/gas fitter to approach the body corporate or managing agents of the multiple dwellings explaining the above process. If the body corporate was to seek an exemption from the Director for the whole building, it would ensure a smooth change-over when one of these water heaters becomes unserviceable.

*For further information, please contact Kim Wong, Senior Gas Engineer, Office of Energy, by telephoning 9422 5254.*



*Typical installation that will require an exemption from the Director of Energy Safety before a changeover can be carried out*

Office of  
Energy WA

## Audits of Commercial Catering Premises by Office of Energy Gas Inspectors

Recent audits of new and second-hand gas appliances installed in restaurants have revealed some non-compliance issues. Gas fitters:

- are failing to fit appliance restraints (chains) where a hose assembly is used;
- are not submitting notices for the gasfitting work; and
- are not fitting compliance labels

on the gas installation.

In these instances, gas fitters are issued a Notice of Defects for this non-compliant work. They also risk prosecution.

To avoid this non-compliant work, gas fitters should familiarise themselves with the following:

- *Gas Standards (Gasfitting and*

*Consumer Gas Installations) Regulations 1999, Regulation 28. Obligations on completion of gasfitting work. Notice of Completion books provide instructions on where to fix the compliance label.*

- AS 5601-2000, Clause 5.2.18. Appliance restraint where a hose assembly is used.

### PROSECUTIONS FOR BREACHES OF THE GAS STANDARDS ACT 1972 AND GAS STANDARDS (GASFITTING AND CONSUMER GAS INSTALLATIONS) REGULATIONS 1999

1 November 2001 to 28 February 2002

<i>Breach</i>	<i>Name (and suburb of residence at time of offence)</i>	<i>Licence No.</i>	<i>Fine \$</i>	<i>Costs \$</i>
<i>Failed to properly supervise and failed to submit a Notice of Completion as the supervising gas fitter Regulations 28 &amp; 34 of GSR</i>	<i>Gregory Carli (Wembley)</i>	<i>GF 006677</i>	<i>200.00</i>	<i>302.70</i>
<i>Installed consumer piping on the ground. Installed a quick connect device socket outside less than 300mm above ground. Failed to install a quick connect device socket so as to avoiding entry of water and debris. Failed to ensure permanent ventilation opening near the bottom of the room. Regulations 32(1)(b), 18, 18(b) and 30 of GSR</i>	<i>David Harrison (Roleystone)</i>	<i>GF 000625</i>	<i>1000.00 (global)</i>	<i>709.05</i>
<i>Failed to give a Preliminary Notice to gas supplier before work commenced. Failed to give gas supplier a Notice of Completion within 48 hours of completion of gasfitting work. Failed to give Notice of Completion to the person for whom the gasfitting work was done. Failed to attach an approved badge or label to the gas installation. Regulations 27 and 28 of GSR and Section 14 of GSA</i>	<i>Graeme Hocking (Ballajura)</i>	<i>GF 002145</i>	<i>400.00</i>	<i>57.70</i>
<i>Installed an appliance that had been modified Regulation 20(4) of GSR and Section 14 of GSA</i>	<i>John Lewis (Waikiki)</i>	<i>GF 008579</i>	<i>1200.00 (global)</i>	<i>1000.00</i>
<i>Failed to return the Notice of Rectification within 7 days Regulation 30(1) of GSR and Section 14 of GSA</i>	<i>Peter MacEwan (Hamersley)</i>	<i>GF 009335</i>	<i>200.00 (global)</i>	<i>302.70</i>
<i>Carried out gasfitting work without holding the appropriate licence classification Section 13A(2) of GSA</i>	<i>Dragutin Markovic (Woodvale)</i>	<i>GF 003037</i>	<i>1750.00</i>	<i>277.70</i>

GSA Gas Standards Act 1972

GSR Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999

*Articles in this publication may be reproduced, provided they are reproduced in full and show acknowledgement to the Technical & Safety Division of the Office of Energy.*