

## **Important safety information regarding IMI/Potterton Powermax boilers installed in apartments and flats.**

### Case Study:

An engineer recently visited an apartment in Woking which had an IMI Powermax boiler installed at the property.

The boiler had a 'Warning Notice' attached to it following a visit by a British Gas engineer who deemed that the appliance was 'At Risk' and potentially was dangerous to use. The reason for this action was that he was unable to inspect the flue system through its complete length and was unable to verify that the flue was sound and undamaged.

He was following BG's own operational procedures that they have issued to all their engineers which give guidance for when an operative is faced with such an appliance. It has been reported that there has been 3 fatalities connected to faulty installations of these appliances in the past two years.

Powermax boilers have been used extensively in apartments and flats because a feature of the appliance was that it could be installed centrally in the building and the relatively small bore of the flue pipe enabled the flue to be run in small ceiling voids and ducts.

However, the Gas Safety Regulations state that although it is acceptable to run flues in such places, access is required so that the flue can be inspected during maintenance or servicing of the appliance.

### Existing Installations Without Access

It is generally accepted that there are many installations across the UK which do not meet the minimum standards but the requirement still exists. Corgi is aware of the situation and is working with the HSE to provide a uniform response from across the gas industry.

Therefore when our engineers visit properties with such boilers installed they will carry out a risk assessment of the situation to determine what action is required.

They will be required to carry out more extensive tests to ensure that the tenant's safety is not at risk. They will be questioning the user, where possible, about the age of the appliance and if

there has been a history of problems. They will be inspecting the flue where possible to visually check flue joints and inspect the flue material and decide that it is the correct type for the appliance.

The flue route will be 'walked' to look for obvious signs of stains or discolouration and all operational checks will be carried out to determine that sufficient ventilation to the appliance is provided and that gas emissions are analysed where practical and combustion is complete. Gas rates and pressures will be checked for the correct ratings.

Mulgas will be recommending to all agents and landlords that all properties that have Powermax boilers, or any appliance where the flue cannot be inspected across its length, that a Carbon Monoxide alarm should be installed. As an absolute minimum, we recommend that a carbon monoxide detector patch is provided. It must be remembered that patches have a shelf life of three months once they are opened.

Mulgas will provide carbon monoxide alarms whilst carrying out gas safety checks or repairs, where requested by the agents, at a cost of £20 + vat. Detector patches will be provided at £3 + vat each.

If we are requested to visit a property to supply and fit a Detector only we will do so for £35 + Vat.

If you require further information please feel free to contact our service staff on 0845 460 4800 or e mail any questions or concerns that you may have to [ask@mulgas.co.uk](mailto:ask@mulgas.co.uk)