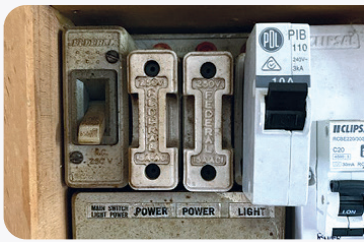


COMMON COMPLIANCE ISSUES FOR GAS AND ELECTRIC SAFETY AND COMPLIANCE ASSESSMENTS

PHONE (03) 9899 7980



5 MOST COMMON COMPLIANCE ISSUES FOR ELECTRICAL



1 SWITCHBOARD UPGRADE

Explanation: NO RCD (Residual Current Device) switchboard upgrade required

Switchboard upgrade required to ensure all power circuits to have a residual current device (RCD) (safety switch) installed to provide protection against possible electric shock. All residential rental properties must have all circuits protected, including lighting circuits.



2 CRACKED POWER POINTS

Explanation: Cracked power point

Damaged GPO (general power outlet) is evident and requires replacement.



3 FAULTY AND DAMAGED LIGHT FITTINGS

Explanation: Water damaged light

Light fitting has water damage due to being installed externally, and requires replacing with a fitting suitable for external use and is water resistant.



4 SMOKE ALARM INTERCONNECTION

Explanation: When are smoke alarms to be interconnected?

Properties constructed from 2014 must have interconnected smoke alarms when more than one alarm is present. The interconnection ensures that all alarms in the property are activated in the event of a single alarm being triggered, which assists in alerting all residents of a potential fire.



5 DOWNGRADING OF MAIN SWITCH

Explanation: Main switch oversized

Main switch is not suitably sized to operate as a current limiting device and downgrading to a suitable size is required. Sizing is based on the size of cable installed within the property and the location of the cable, and performs an important function in ensuring the cable is not overloaded, which can result in burning of the cable and house fires.

For further information, please refer to the Energy Safe Victoria website:

www.esv.vic.gov.au/industry-guidance/electrical/electricians-toolkit/residential-tenancy



5 MOST COMMON COMPLIANCE ISSUES FOR GAS



1 METAL ID TAGS FOR GAS METERS

Explanation: Meter not easily identifiable

The installation of an engraved metal ID tag helps identify the correct gas meter for the correct property in a unit complex. This is important to allow quick isolation of the correct meter in the event of an emergency.



2 GAS LEAKS

Explanation: Gas leak

A pressure test of the gas fitting line has identified a leak. When this occurs, Landmark will isolate or cap off all gas appliances and retest the fitting line to determine if the leak is on the line or in an individual appliance. We will then carry out a leak detection process, utilising a leak detection formula and a gas sniffer instrument in an attempt to locate the gas leak so it can be rectified immediately by technician, or a quote will be provided to undertake further testing or a line renewal.



3 CRACKED HEATER EXCHANGER FOR GAS DUCTED HEATING UNITS

Explanation: Heater exchange has crack(s) evident

This can result in carbon monoxide leaking from the appliance into the dwelling. We will always check for carbon monoxide at the time of inspection, however even if it is not detected during our assessment, it is critically important that repair or replacement of the heater be undertaken. Replacement is generally a more economical option due to the added benefit of manufacturers warranty.



4 UNSECURED GAS DUCTED HEATER ROOF FLUE

Explanation: Loose or unsecured flue

The flue must be independently secured in position to ensure it cannot move and come into contact with a combustible material i.e. timber roof structure, which can lead to risk of fire.



5 INTERNAL ROOF CAVITY WALKING PLATFORM TO ACCESS GAS DUCTED HEATING UNITS

Explanation: Walkway access

Walkway platform needs extending to the manhole access point or around the heater; this provides safe and reasonable access to the technician carrying out servicing work on the appliance. The Australian Standards state the walkway should be 600mm wide and the platform around heater to extend 750mm around the entire appliance.

For further information, please refer to the Energy Safe Victoria website:

www.esv.vic.gov.au/industry-guidance/gas/gasfitters-toolkit/residential-tenancy