



## UKAS accredited shared flue inspections

Do you have high rise or low rise buildings with shared chimneys for multiple dwellings? Meet your legal requirements as a landlord or property owner. Make BSI your first choice.

If you do, are you aware that you are required by law to have all flues servicing gas appliances, maintained in a safe condition and inspected every 12 months? Shared flues are commonly found in high rise tower blocks but can also be found in low rise properties. They allow the products from gas boilers, water heaters, and gas fires to be taken away safely and also provide the necessary combustion air to these appliances without the need for each apartment to have its own flues to the outside.

Landlords are required by The Gas Safety (Installation and Use) regulations to have all flues serving gas appliances, maintained in a safe condition and inspected every 12 months. Confidence through an accredited independent third party to help ensure you meet your legal requirements. This service is known as BSI Fluescan.

### What is Fluescan?

Fluescan is a full inspection and assessment service that involves the use of sophisticated video cameras and specialist endoscope equipment that can assess all parts of the shared flue system. We can also monitor duct velocity and conduct combustion checks that provide the right solution for your shared flue safety and maintenance needs. BSI is able to conduct inspections on the following flue types; "SE-Duct", "U-Duct" and the less common "Communal Flue Systems" and "Shunt-Duct".

Before Fluescan, it was difficult to inspect the Se-duct and U-duct flue installations found in high-rise properties. Now landlords and property management companies have access to a unique UKAS accredited inspection and assessment service.

Our Fluescan service includes conducting a complete inspection, fault finding in pre-cast, brick and fabricated chimney flue systems and full safety audits giving you peace of mind.

## Why BSI?

In addition to being Gas Safe registered, BSI is the only UKAS accredited provider of a shared flue inspection service. UKAS is the sole accreditation body recognized by the UK government to assess, against internationally recognized standards, organizations that provide inspection services. This can give you confidence in the quality of the service that you will receive from BSI.

We understand your legal obligations, as representatives were involved in drafting The Gas Safety (installation and Use) Regulations and the recently published IGEN guidance document. BSI's Fluescan inspection services can help:

- **Ensure** that landlords meet the obligations required by The Gas Safety Regulations
- **Manage** building owners maintenance costs
- **Save** tenants money through the increased efficiency of appliances
- **Maximize** safe operation of shared flue systems for landlords and tenants

BSI is the business standards company that helps organizations make excellence a habit – all over the world. BSI has 58 offices worldwide and serves over 65,000 clients in 150 countries. We were established in 1901, and were the world's first national standards body.

As well as providing independent third party testing and certification for products, we are a notified body for 18 European Directives including the Gas Appliance Directive. BSI certifies organizations to a wide range of international standards including ISO 9001, ISO 14001 and OHSAS 18001.

## Next Steps

The typical steps for having your own shared flues assessed by BSI are:

- 1 Talk to the BSI team and discuss your requirements
- 2 Complete an application form
- 3 Upon acceptance agree dates for inspection(s)
- 4 Inspections take place
- 5 BSI provides 2 test reports and a DVD for each inspection.

To find out more about Fluescan please contact us, our team will be happy to help you.

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