

# SAFETY BULLETIN 2/2022

## CHANGE OF OWNERSHIP DOMESTIC & COMMERCIAL GAS SYSTEMS

### Gas Certificate of Conformity (CoC) vs Safe Building

When ensuring conformity for the transfer of a property there are definitely a few challenges in dealing with all stakeholder's best interests. A CoC is needed to verify that the gas system(s) in a residential or commercial property conforms with the legislated requirements as detailed in the Occupational Health and Safety Act and Pressure Equipment Regulations.

The Seller will pay for the CoC as per the offer to purchase. Obviously, the seller would like to avoid spending more money than they are required by law, as they are moving out. The buyer, however, would prefer a new property where the gas system is safe to use without spending more money.

The Gas Practitioner is appointed by the Seller and becomes the middleman ensuring a conforming process. Therefore, the best solution is to follow the regulations and make the residential or commercial gas system conform. This is where one circumvents getting involved in unnecessary discrepancies and or disputes as to actual conformity issues.

The Gas Practitioner needs to ensure the respective appliance and equipment permits (valves) are recorded on the CoC.

The conversion of a LPG appliance to use Natural Gas constitutes an unauthorised modification of the appliance **unless** the conversion kit is supplied by the manufacturer **and** the supplier has been issued with the required LPGSA Safe Appliance permit covering both LPG and Natural Gas.

Appliances installed prior to October 2009, which were designed, constructed and manufactured in accordance with regulations in force at that time will not require a LPGSA Safe Appliance permit and no CoC will be on record. The Gas Practitioner needs to confirm as to when the installation was done and noted on the CoC. The Gas Practitioner needs to ensure that gas system conforms as per the current Regulations and Health and Safety Standards and ensure that the gas system installed prior 2009 is safe for use. All this information needs to be recorded on the CoC.

In the context of the above, it is important to understand that a gas CoC is about the conformity and safety of the gas system including the working of all fixed appliances.

A typical gas system is comprised of piping, regulator, shut of valve and fixed appliances for example:

**Residential Use:** Heaters, Geysers, Stoves, Hobs, Build in Braai, Fireplace / fire pit, Hot plates, Fridge/Freezer

**Commercial Use:** Grillers, Cooker, Tilting pan. Fryer, Pizza Ovens

It is important to understand that even though conformity via the CoC has been achieved, this by no means implies the buyer is getting a brand-new gas system. Instead, the buyer is getting a gas system that conforms to regulations and respective health and safety standard(s) and is safe.