

HEATBASE Ltd FACTSHEET 20

Warnings issued and Installation Compliance

Version 4 January 2016

If you have been informed that your Oil fired appliance/flue, Oil supply line/components or Oil storage tank does not comply to Current Regulations, or you have been notified there is a problem or you have been issued with a warning or a warning label has been attached then please read this; (if you are a tenant you should also contact your landlord or letting agent):

We have a duty of care to inform you of any issues or potential issues that may occur in your Oil storage system, Oil supply line or Oil fired appliance and to comply with this duty of care we may have to notify you or issue warnings and provide information of any Potential or Immediate risks or issues.

There are four categories of Warning used and each one can be relevant to the Oil storage system, Oil supply line and components or Oil fired appliance and flue:

1. PSR - Potential Safety Risk
2. **ISR - Immediate Safety Risk**
3. PER - Potential Environmental Risk
4. **IER - Immediate Environmental Risk**

In certain cases, where there may be an Immediate Safety Risk an appliance may have been (or advised to be) temporarily disabled by isolating the fuel supply and/or turning off the power to the appliance. **Please note that these actions are advisory as we have no legal authority to permanently disable an installation without prior consent of the home owner or client.**

Certain aspects of warnings or notification may seem irrelevant where an Oil tank or appliance was installed prior to the introduction or enforcement of the 2002 Building Regulations; but as part of our duty of care we must check the Installation to **CURRENT** Regulations and Standards. Although **Domestic** Installations carried out prior to 2002 cannot have current requirements forced upon them (until the oil tank/appliance is either re-located or replaced), some Buildings insurances may be void if an installation does not meet Current Regulations or Standards; it is therefore advisable to check with your Insurers. **Any Oil Storage Installation that is deemed as “Non-Domestic” must** bring the Installation up to Current Standards (regardless of the date of Installation) and should have done so by 1st September 2005 in accordance with “The Control of Pollution (Oil Storage) Regulations (England) 2001”; failure to do so can lead to a fine of up to £20,000.

If non-compliant work has been carried out on a Domestic Installation after 1st April 2002, (especially if it has been done recently) and does not comply then you should seek further advice as **the property owner can be fined up to £5000.00 for breach of Building Regulations** and some Insurances may be void if work does not comply. Very little has actually changed with regards to compliance to Building Regulations since 2002. **Breach of Building Regulations is a criminal offence!**

We have also produced and will supply you with any relevant factsheets regarding the situation and further information for Reference can be obtained from our Factsheets: 2. Oil Storage and Appliance Installation Regulations (England), 5. Oil Supply Line and associated components, 11. Appliance Location, Combustion and Ventilation air supply, 12. Oil Appliance flue termination, 35. Earth Bonding and Electrical Regulations, 40. Fire Separation Distances for Oil Storage tanks, 41. Domestic or Non-Domestic Installation?, 42. Keeping your Oil Storage Compliant and/or Building Regulations Approved Document J *Combustion Appliances and Fuel Storage systems*, British Standards 5410 parts 1, 2, 3, The Control of Pollution (Oil Storage) Regulations (England) 2001 and OFTEC Technical Book 3 and 4.

It is the owner/householders responsibility to ensure their system is compliant and safe.