



JTM Service

Commercial Laundry Equipment
& Dishwasher Experts

Gas Powered Commercial Laundry Equipment

Safety and Compliance

Many Care providers with an On-Premise Laundry will have gas powered laundry equipment, often tumble dryers. There are a number of laws, standards and regulations which are applicable, and following these is essential for safety and compliance. But what are risks and the requirements?

JTM Service are Gas Safe registered, specialising in Commercial Laundry Equipment. In this guide we explain more about risks associated with gas powered laundry equipment, and how you can ensure that you safeguard against these, and achieve compliance.



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Risks

Gas tumble dryers are used extensively in commercial premises. However, if they are not well maintained and kept compliant, they can put your people, premises and business at risk..

- **Fire** – gas tumble dryers have a naked flame and combustible material (lint/fluff). Regular servicing and cleaning is essential to keep the gas dryer operating safely and reducing the fire risk.
- **Compliance** – an employer must, by law, provide a safe working environment for employees. There are a number of legal and regulatory requirements which, if not met, can lead to penalties and prosecution.
- **Insurance** – failure to meet the legal requirements is likely to invalidate your insurance policies.
- **Cost** – having poorly maintained gas powered laundry equipment, for example with lint build up, will cost money. The machine will work harder, use more energy and take longer, it will break down more often and it will need replacing quicker.

Requirements

There are a number of laws, standards and regulations which are applicable when you have gas powered commercial laundry equipment, including:

- The Health and Safety at Work Act 1974
- BS 8446:2020 (Installation and maintenance of open-flued, non-domestic gas-fired laundry appliances)
- The Gas Safety (Installation and Use) Regulations of 1998

All installations and gas related work, including the Annual Gas Safety Inspection, must comply with these requirements. All work must be carried out by a Gas Safe registered company and engineer, with the engineer being specifically registered for non-domestic laundry appliances.



Compliance

The rules and regulations are detailed, and some of the common issues we come across that cause non-compliance and risk to people and property include:

- **Insufficient ventilation** – all appliances have a specific “make up air” requirement, that the machine needs in order to replace the products of combustion that the machine blows into the outside atmosphere. This is specified in the installation documents, and not having enough make up air is a safety risk and is non-compliant.
- **Overall poor maintenance** – excess lint build-up in an appliance or venting system is extremely hazardous. This can cause poor drying results, excess cycle times and decreased efficiency, and it risks possibly igniting and causing a fire.
- **Locations of exhaust terminations** – with gas powered dryers there needs to be a minimum distance from the outside exhaust to any airway into the building. This is to prevent any gases re-entering the building.
- **Flexible vent pipes** – vent pipes should be of smooth bore construction, discharge to the atmosphere and be capable of withstanding the temperatures from a dryer which is up to 80 °C, with only a short length of flexible pipe allowed. This flexible pipe cannot be used to change direction.
- **Not using an approved Gas Safe engineer** – where any works, including the Annual Gas Safety Inspection, is not by a Gas Safe registered engineer (registered for non-domestic laundry equipment), this is not safe or compliant, and any certificates are invalidated.

Other issues we see include gas pipework without ‘closed’ support brackets; gas pipes not correctly identified as gas; restrain cable/chain not used to stop the machine moving and rupturing gas pipework; and notices not being in place to show where accessible gas emergency isolation valves are.

Need an engineer?

Call emergency response on 0800 652 5692



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