

## **Electricity & Gas**

### **Article 13 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008)**

Article 13 provides that all electricity and gas installations be maintained in good repair and safe working order. It also provides that there must be, where necessary, provision for the safe and effective removal of fumes to the external air. (See also ventilation). Where an inspector is not satisfied that the installations in the house for the supply of electricity and gas are maintained correctly, Current Periodic Inspection Reports from the Electro-Technical Council of Ireland (ETCI) for electricity installations and compliance with NSAI guidelines for gas installations will prove compliance with the Regulations.

#### **Requirement under article 13 of the Regulations:**

- **Installations in the house for the supply of electricity and gas shall be maintained in good repair and safe working order with provision, where necessary, for the safe and effective removal of fumes to the external air.**

The following will prove compliance with the Regulations:

1. A current ETCI Periodic Inspection Report by a registered electrical contractor for the electrical installation in the house. The result of the tenancy inspection shall show a standard which requires that “no remedial work is required”.
2. A current Declaration of Conformance for an IS 8133 annex E inspection by a Registered Gas installer for the gas installation in the house.
3. Annex E of the National Standard for Domestic Gas Installation 813 (IS813:2002). This standard is issued by the National Standards Authority of Ireland (NSAI).