

Technical Bulletin

Installation: Safe access to appliances installed in roof spaces.

REQUIREMENTS FOR SAFE ACCESS TO AND MAINTENANCE OF APPLIANCES THAT ARE INSTALLED IN ROOF SPACES.

Important! In order to ensure personal safety when appliances are installed in roof spaces, the following criteria should be achieved. Failure to make proper provision for safe access to appliances for maintenance purposes may affect the warranty.

The information provided in this Technical Bulletin is based on the guidance from BS 6798: 2014.

Dimensions for safe working areas are based on what we consider safe for our service engineers.

Failure to provide safe access or working area may result in a non-conformity notice being issued and may affect the warranty.

Note: Consideration should always be given as to whether a loft installation is suitable for the customer. Elderly or infirm people may not be able to gain access to reset boiler faults or repressurise the appliance. A remote pressure gauge and filling link installed in an accessible place should always be considered.

Access: A permanently fixed, retractable loft ladder is required for safe access into the roof space. The ladder must be installed to comply with the manufacturers instructions and the fixings used must be capable of safely supporting the full maximum load capacity of the ladder.

Step ladders, unsecured or temporarily secured ladders are not considered to provide safe access.

Fixed lighting must be provided to ensure safe access to and at the working area.

Working area: The access route and working area must not be used as a storage space and must be kept completely clear. It is not acceptable for anything that could result in an engineer slipping or tripping, or that will obstruct his access to the appliance to be stored in the access or working area. If the working area does not extend to the loft hatch, any boards which are provided for access must be securely fixed to the ceiling

joists. The access boarding must be at least 600mm wide. Joints must be properly supported and must not be overlapped. There must be provision for means of preventing operatives from accidentally stepping into the loft hatch.

A risk assessment should be carried out before undertaking work in such areas.

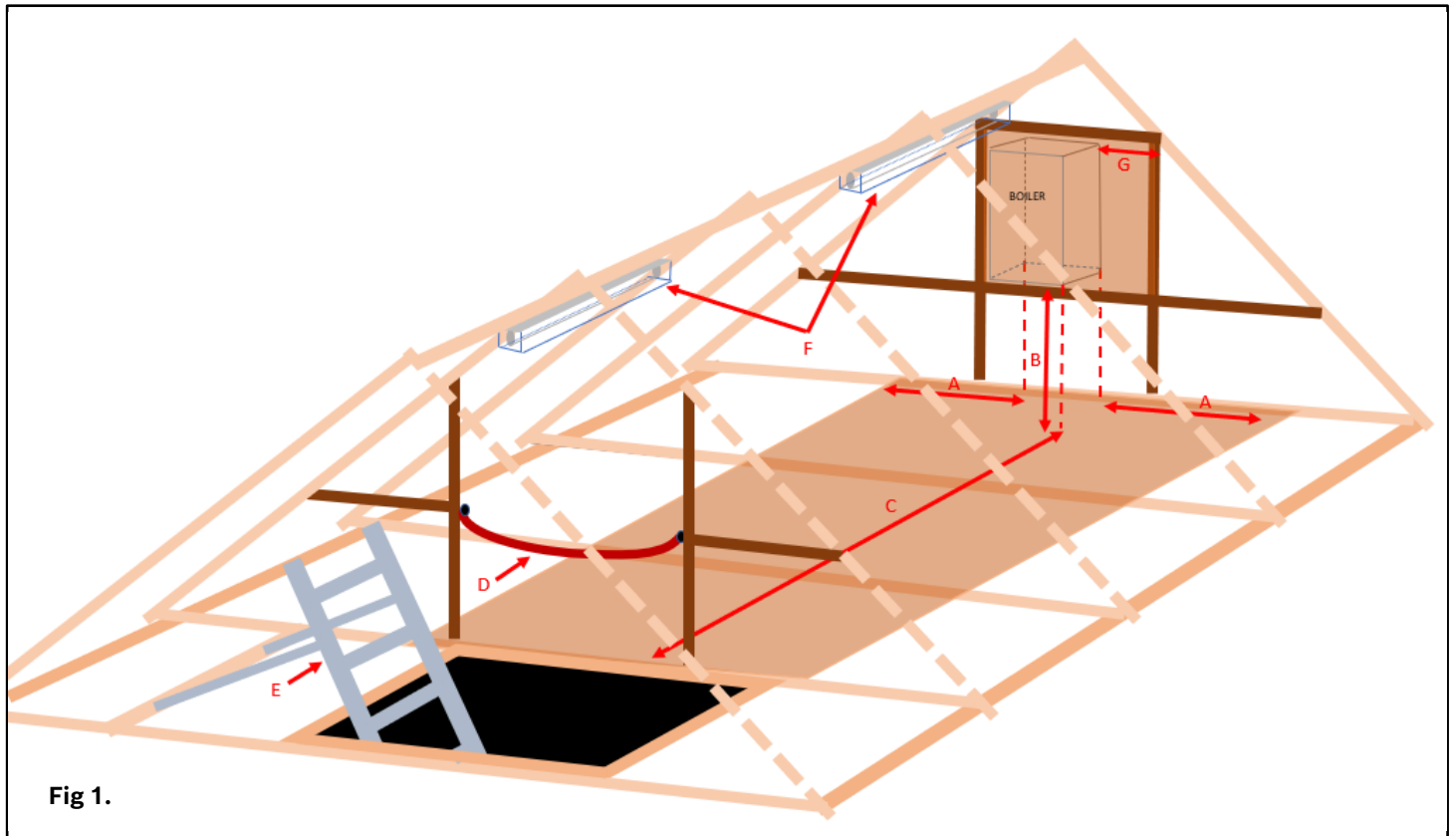
You must ensure:

- The ladder is of the correct type and adequately secured to the building structure.
- Floor boarding must be fit for purpose and properly installed. Floorboards should not be overlapped as this can cause a trip hazard.
- Fixed lighting must be provided in the access and work areas.
- There must be a means of preventing operatives from accidentally stepping into the loft hatch.
- Minimum clearances are maintained around the appliance.

Fig 1 shows dimensions for when a wall hung appliance is installed in a roof space. The same work area and access requirements would be required for any floor standing equipment such as a cylinder.

Whilst it is always our intention to fully assist, it is essential to recognise that all information given by the company in response to an enquiry of any nature is provided in good faith and based upon the information provided with the enquiry. We recommend that advice should always be checked with your installer or contract partner. Consequently, the company cannot be held responsible for any liability relating to the use or repetition of such information or part thereof. In addition, whilst making every reasonable effort to monitor the performance and quality of our supply, installation and service network, we do not accept responsibility for the workmanship or operation of any third party company that the company may have promoted either in conversation, e-mail, or other communication. Similarly, the views and opinions expressed in communication with individuals within the company may not reflect that of the business as a whole.

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- A) Minimum of 600mm from the Left and Right hand side of the appliance to the edge of the loft floor boarding.
- B) Minimum 200mm below the boiler to the loft floor boarding.
- C) Minimum 1200mm from the front of the appliance to the edge of the loft boarding or the loft hatch. The shortest distance must be applied.
If the work area does not extend to the loft hatch, then there must be a safe walkway of at least 600mm wide to the boarded work area.
- D) Safety guard, handrail or safety chain to prevent accidentally stepping into the loft hatch.
- E) A permanently fixed, retractable loft ladder. The ladder must be secured with suitable fixings that are capable of supporting the maximum permitted weight load of the ladder.
- F) Fixed lighting for the working area and means of access.
- G) Minimum side clearances must be maintained to the underside of the rafters.

The appliance should always be installed in a position that allows reasonable access for servicing and maintenance. Whenever possible, the minimum clearance below the appliance should be increased to site the boiler at a more suitable height for servicing and maintenance activities.

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