

COSVR??
Inspect and report on the condition of chimneys and appliances



 Changes 22 04 22

 Changes 24 04 22

 Comment 24 04 22

Overview

This standard is about [the inspection or design](#) and reporting on the condition of [site](#), chimneys and appliances. This will include the interpretation of current relevant statutory standards, information, and adopting safe, healthy and environmentally responsible work practices [in accordance with organisational requirements which are equal to or exceed the industry's documentation and specification](#)

This standard is for people working in the occupational area of chimney occupations and can be used by operatives, supervisors, and managers

Glossary

Organisational and company requirements

- **Insurances:** Public Liability, Professional indemnity, Property, and Business insurance/s
- **Company Docs:** Safety Management Plan, Complaints Procedure, Environmental Policy, Information Privacy and Security Policy,

“**Work Site**” refers to the area where the work will take place and all areas affected by the works extending to local conditions of environmental and topographical particulars of the site.

“**Services and Systems**” refers to, chimneys and flues, appliances, ventilation systems and appropriate utilities

“**Documentation and specification**” including but not limited to the following:

- heating appliance manufacturers catalogues and literature.
- chimney manufacturers literature including installation instructions.
- architects' drawings or plans and/or site surveys.

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- The Clean Air Act 1956
- local building rules and regulation. Smoke Control Zones, Permitted Development and Conservation Areas, Heritage Status and Areas of Natural Beauty and Sites of Special Scientific Interest.
- Specific requirements of property insurance underwriters
- Building Regulations:
 - ADJ, but also ADA, ADB, ADF, ADL and AD7 in England and Wales,
 - Building Standards Technical Handbook in Scotland
 - Technical Booklets B, D, E, F1, F2, K and L in Northern Ireland.
- BSEN's particularly 8303, 15287, 1856, 16510 (seems to be in draft only due to hold up in normalization process) and BS 1251, BS 1252, BS 3376, BS 4834, BS EN 12815, BS EN 13229, BS EN 13240, BS EN 15250,

“**Appliances:**” specifies the requirements for the installation design, and inspection of the following types of domestic heating and cooking appliances, rated up to 50 kW, burning wood, woody biomass, and solid fuels in both new and existing buildings.

Including but not limited to:

- open fires
- room heaters.
- free-standing cookers
- independent boilers.
- slow heat release stoves conforming to BS EN 15250.

To include

1. free-standing appliance: an appliance designed to operate anywhere within a building where a chimney can be provided including gas and oil fuelled appliances: and
2. inset appliance: an appliance, usually an open fire or a room heater, that is designed to be built into and operate within a fireplace recess

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Plan and prepare work activities	
Performance criteria <i>You must be able to:</i>	P1 Identify, record, and agree the clients job requirements in accordance with company, industry, and statutory requirements
	Pa Survey the work site and consult site diagrams if available for any key structural features and existing defects that could affect the installation or performance and record them, advising property owner, occupier, client, or other interested parties of any defects found
	Pb Check that the siting, or proposed siting of the appliance and system meets the manufacturer's and industry's standards for the requirements on location, siting, and clearances
	Pc Check the condition, size, location, and availability of all necessary system and services meet the appliance manufacturer's and industry's standards for the requirements of the installation
	Pd Work to a risk assessment and method statement, and amend if needed, which incorporates safety provisions for the work site, access to the work site, movement of the workforce and members of the public, and the movement and safe storage of materials, tools and equipment for the job. Not limited to the following: <ul style="list-style-type: none"> • working at height • slips, trips and falls • hit by falling or moving objects • manual handling • health issues • overhead hazards • power sources • hazardous substances • trapped by something collapsing or overturning • confined spaces • fire

Commented [PL1]: Use access equipment?

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		<ul style="list-style-type: none"> • obstructions • moving vehicles • water • on-site security • protection of client property • protection of the working area • other occupations and clients affected by the work • welfare facilities • 3rd party protection
	Pe	Protect the work site and the building fabric against possible damage being caused during the inspection
	Pf	Check and confirm that all materials, tools and equipment that may be necessary for the agreed inspection are available as required, within calibration and in working order.
	Pg	Carry out the inspection minimising damage to the building and its surroundings
	Ph	Inspect the positioning or intended positioning of the appliance and system to confirm it meets the location, siting and clearances required by the meet current documentation and specification* ** Isn't this the same as Pb? **
	Pi	Identify the required ventilation for appliance installations and systems to meet current documentation and specification*
	Pj	Use the correct procedures to confirm the integrity, the positioning, or intended siting of the system and appliance are in line with industry and manufacturers standards and meet current documentation and specification*. ** Isn't this the same as Pb as well? **
	Pk	Confirm the complete appliance installation and systems comply or will comply with the industry and manufacturers standards and meet current documentation and specification*.

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	PI	Check and confirm if the existing or proposed system and appliance operates as intended and that they will function and operate safely
	Pm	Check the existing system combustion performance by testing as required to British Standards, manufacturers instruction and Building & Environmental Regulations ** This needs rewording as you can test to British Standards in someone's house ** Check the existing or proposed system's combustion performance will meet the requirements of the documentation and specification.
		Test chimney integrity and performance to reconfirm it performs according to the documentation and specification.
		Use and communicate data and information
	Pn	Liaise with the property occupier and other parties who will be affected by the work during the planning and inspection processes
	Po	Use the documentation and specification to ensure that the inspection is done to meet the contract requirements
	Pp	Advise of any delays to the work, unsafe situations and required remedial actions to those who require the information
	Pq	Complete all records and documentation in line with organisational procedures and legal requirements
	Pr	Ensure details are available of installation of systems and appliance(s) from the Notification Scheme or Building Control if applicable ** Ensure that the installation is or will be notified to the relevant registration body in line with legal obligations
	Ps	Identify problems within your own area of defined responsibility and competence and report deficiencies

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	Pt	Report problems in accordance with approved procedures where: <ul style="list-style-type: none"> a) checks and tests reveal site, system or component defects b) site, appliances, systems and/or components do not meet design requirements or fail to meet compliance and performance standards c) the site, appliance, system and/or components cannot be restored to intended performance standards
Knowledge and understanding <i>You need to know and understand:</i>	Ka	General Knowledge <ul style="list-style-type: none"> a) Regulations and guidance governing health and safety in the workplace, environmental protection and the use of risk assessments b) How to access and correctly interpret the required information to ensure the inspection meets the requirements of the Documentation and Specifications*. c) The limits of your own autonomy, competency, and responsibility and when co-operation and liaison with others is required.
	Kb	How to inspect existing installations with reference to the site, appliances and flue systems. How to inspect a site with reference to proposed installations of appliances and the flue systems.
	Kc	The health, safety and environmental factors which need to be incorporated in risk assessment and method statement for the inspection of domestic, or commercial installed appliance, and system
	Kd	The tools and equipment necessary to provide safe access to work at heights, or in confined spaces

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	Ke	The methods of working which protect the building décor, customer property and existing systems and components
	Kf	The care and maintenance requirements of tools and equipment, and checks for safe condition
	Kg	The ordering, supplying, advising, checking and delivery procedures for the tools, equipment, materials and components required to perform the inspection.
	Kh	The potential hazards that could arise from the inspection or subsequent work arising from the findings.
	Ki	How to access and correctly interpret the required information, including normative documents, industry standards guidance documents, British Standards, and manufacturers' instructions applicable to the site, appliance, and its systems to ensure the inspection is done to the industry's documentation and specifications
	Kj	How to inspect, test and record, site, system, appliance, and component details for the purposes of the work undertaken.
	Kk	How to confirm that services and system requirements are adequate for the installation system and components including extending the system or adding components Referring to already existent parts of a system eg masonry chimney or flue in terms of integrity, termination etc

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	<p>Kl Safe isolation methods, tests, and procedures to inspect, site, appliances, systems, or components</p> <p>thinking of wet systems or boilers where there maybe water or electricity</p> <p>Appropriately label defective installations or systems to raise awareness of their defects to potential users</p>
	<p>Km The procedures for temporary and permanent de-commissioning of appliances and systems</p> <p>** Not sure this is appropriate either **I know what you mean 'de-commissioning' as they can't formally de-commission but referring to actions with unsafe system and appliance</p>
	<p>Kn The precautions to ensure that de-commissioned appliances or systems do not prove a safety hazard</p> <p>** Maybe replace de-commissioned with defective ** See above</p>
	<p>Ko Measures to prevent de-commissioned appliances or systems being brought into operation utilising safety and warning notices</p> <p>** Same here. Defective **</p>
	<p>Kp The need to liaise with others whose activities or routines may be affected where co-operation, and where others services, may be required</p>
	<p>Kq The industry practices and work standards for the inspection and installing of appliances, systems, and components to comply with the manufacturers'</p>

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	specification, industry standards, and Building and Environmental Regulations.
Kr	The positioning and fixing requirements for appliances, systems, and components to comply with manufacturers' specification, industry standards, and Building Regulations
Ks	The procedures and work methods to inspect and test appliances and systems to meet the documentation and specification. <ul style="list-style-type: none"> a. Ventilation and chimney system b. Appliance and connecting components to ensure that they function efficiently and as intended
Kt	The routines and sequences for the inspection of appliances, systems, and components in accordance with manufacturers' specification and industry documentation and standards ** Isn't this the same as Ks? ** this is specific to the job and design whereas Ks is more general and comprehensive
Ku	The procedures for checking the correct operation, performance and safe functioning of appliances, systems and components and checking against the design or intended design specification in accordance with industry documentation and standards ** Isn't this the same too? ** Is this more specific to the job and inclusive of fire regs, safety and performance?

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	Kv	** The tests, checks and operation which will ensure the efficient and effective combustion performance from the appliance and system **
	Kx	** The tests and checks to confirm the integrity, suitability and performance of the appliance and system are or will be as intended **
	Ky	All installation commissioning or design documentation and records are with the property
	P4	accurately record and report characteristics of the building which are necessary for the purpose of the inspection to include: <ul style="list-style-type: none"> • age • type • construction • size • heritage status • use • location • orientation • topography • meteorological information
		Report on condition of a building chimney or appliance
	P5	accurately record and report characteristics of the chimney, flue, fire opening and appliance which are necessary for the purpose of the inspection to include: <ul style="list-style-type: none"> • age • type • construction • hearth including size and material of construction and any decorative finish • surround type • size • heritage status • use • location • orientation

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		<ul style="list-style-type: none"> • topography • meteorological information
	P6	identify possible causes of failure and deterioration of the chimney or appliance and the implications and consequences
	P7	prepare and submit a report which is accurate, complete, which clearly specifies the level of condition and contains relevant information to include the following: <ul style="list-style-type: none"> • age, type, construction, size and heritage status • condition rating • energy efficiency • susceptibility to damage • safety requirements • need to inhibit deterioration • meet minimum legal standards • suspected concealed defects
	P8	clarify and justify findings and clearly explain instances where and why accurate inspection and measurement has not been possible
	P9	retain records which are clear, accurate and complete and conform to accepted professional and statutory requirements

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Inspect condition of a building chimney or appliance	
Knowledge and understanding <i>You need to know and understand:</i>	K1 what to identify as the purpose of the inspection
	K2 how to obtain the equipment and resources and specialist advice that will be needed
	K3 how and why to evaluate available data
	K4 why it is important to verify that stakeholders who will be affected have given their permission

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	K5	how to identify health and safety risks relating to inspecting chimneys and appliances
	K6	why it is important to manage health and safety risks relating to inspections
	K7	how and why it is important to accurately record and report characteristics of the chimney and appliance which are necessary for the inspection
		Report on condition of a building chimney or appliance
	K8	how and why it is important to retain records
	K9	how to collate information on the condition of a chimney and/or appliance
	K10	what to identify as possible causes of failure and deterioration of a chimney or appliance and the implications and consequences
	K11	how and why to clarify, explain and report instances where accurate inspection and measurement has not been possible
	K12	how to prepare and submit a report, in full, and which clearly specifies the level of condition and contains relevant information on the condition of the chimney and/or appliance

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Developed by	CITB
Version number	1
Date approved	This will be estimated
Indicative review date	Five years from the approval date
Validity	
Status	
Originating organisation	CITB
Original URN	
Relevant occupations	Construction and Building Trades
Suite	Chimney Occupations
Key words	

This version includes amendments made at 6th NWG and subsequent additions by members of the NWG 21/04/2022.