

Gas Safety Tips for Housing Organizations

Gas safety is of paramount importance for housing organizations. This resource provides crucial tips and guidelines to prevent gas leaks and ensure resident safety.

- **Address leaks immediately:** Make reports of gas leaks a priority work order. Report any gas leaks to 911 immediately.
- **Regular maintenance:** Schedule annual inspections and maintenance for gas appliances by a licensed technician to check for leaks, blockages, or faulty components. Keep track of the ages of gas appliances to budget appropriately for new ones.

Tip: Engage with your gas supplier to ensure an inspected and well-maintained gas line infrastructure. Leave all maintenance and repairs to gas professionals.

- **Protect gas infrastructure:** Use pylons to protect gas mains and meters from vehicles.

Case study: A driver struck an unprotected gas meter outside a building insured by HAI Group, resulting in an explosion and fire damage to the property. The driver was killed, and 13 out of 20 units were heavily damaged, costing just over \$2 million to repair.

- **Avoid open flames:** Keep open flames, such as candles and matches, away from gas appliances.
- **Clear the area:** To prevent fires, keep flammable materials and clutter away from gas appliances.
- **Ventilation:** Ensure proper ventilation for gas appliances. Blocked vents can lead to a buildup of carbon monoxide (CO).

Tip: Ventilation issues are common in the winter when snow and ice can block exhaust vents. Ensure snow and ice buildup is promptly cleared from exhaust vents to prevent CO issues.

- **Install carbon monoxide detectors:** Place CO detectors in critical areas of units, especially near bedrooms and gas appliances, to monitor CO levels. CO is a colorless, odorless [gas that can be produced by faulty gas appliances](#) and poses a serious health risk. Symptoms of this carbon monoxide poisoning include headaches, dizziness, confusion, drowsiness, nausea, and loss of consciousness.

CO requirements in HUD-assisted housing: The U.S. Department of Housing and Urban Development (HUD) requires the [installation of CO detectors in HUD-assisted housing units](#) containing fuel-burning appliances or an attached private garage.

- **Educate residents:** Teach residents about natural gas safety procedures and emergency protocols.

- Residents should be advised never to use a gas appliance if it's damaged or leaking.
- Gas ovens and range tops should never be used as space heaters. Using a gas appliance in the wrong way can cause CO issues.
- Residents should never hang clothing or anything else from gas pipes. The added weight can weaken or break joints or fittings, resulting in a gas leak.

- **Emergency shut-off:** Train employees on the location of gas meters and how to shut off the gas supply in an emergency. If a gas meter is shut off, notify the gas company immediately and never turn the gas meter back on.