



INFORMATION BULLETIN

ANNUAL SERVICING FOR GAS APPLIANCES

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Topic

BC Safety Authority advises homeowners that all gas fired appliances require regular maintenance to operate efficiently and safely.

Annual servicing recommended – Have all home heating devices regardless of fuel type, serviced annually to prevent fires and carbon monoxide poisoning which can cause death. Natural gas, propane, oil and wood burning appliances that are not operating correctly produce carbon monoxide, an odorless, tasteless toxic gas.

Basic symptoms of carbon monoxide poisoning are: headache, nausea, dizziness, shortness of breath and confusion. You are advised to have a Canadian certified carbon monoxide detector installed in your home for added protection.

Important Information

Furnace \ boiler \ water heater cleaning and servicing – Have heating appliances, including gas and oil-burning furnaces \ boilers, wood-burning stoves and chimneys etc. serviced annually. Servicing of these appliance types may include but not be limited to the following:

General Gas Furnace Service Checklist

- ✓ Check operation of safety limit controls
- ✓ Check temperature set points
- ✓ Check operation of thermostat
- ✓ Lubricate blower and motor bearings as required
- ✓ Clean and inspect blower assembly
- ✓ Check blower speed and operation
- ✓ Check pressure switches and vent blower (if applicable)
- ✓ Inspect burners and clean if required
- ✓ Examine vent connector and inspect entire venting system and termination
- ✓ Check and adjust pilot light (if applicable)
- ✓ Check flame rectification
- ✓ Measure stack (flue) temperature
- ✓ Check gas piping to furnace
- ✓ Clean air filters and re-install - Instruct customer on filter maintenance
- ✓ Check and adjust manifold gas pressure
- ✓ Clock appliance to verify correct input

- ✓ Combustion / ventilation air adequate
- ✓ Check for elevated carbon monoxide levels
- ✓ Inspect heat exchanger
- ✓ Check temperature difference between supply and return plenums
- ✓ Clean equipment interior/exterior
- ✓ Leave completed checklist with customer
- ✓ Gas contractor name and number
- ✓ Gas fitter name and number

General Gas Boiler Checklist

- ✓ Check operation of safety limit controls
- ✓ Check pressure relief valve
- ✓ Check water pressure and temperature set points
- ✓ Check expansion tank
- ✓ Check operation of thermostat
- ✓ Lubricate circulating pump as required
- ✓ Check Radiant Floor Temperature control device (Mixing Valve or Equivalent)
- ✓ Check pressure switches and vent blower (if applicable)
- ✓ Inspect burners and clean if required
- ✓ Examine vent connector and inspect venting system
- ✓ Check vent damper operation (if applicable)
- ✓ Check and adjust pilot light (if applicable)
- ✓ Check flame rectification
- ✓ Measure stack (flue) temperature
- ✓ Check gas piping to boiler
- ✓ Check and adjust manifold gas pressure ☐ Clock appliance to verify correct input
- ✓ Combustion / ventilation air adequate
- ✓ Check for elevated carbon monoxide levels
- ✓ Inspect heat exchanger
- ✓ Check temperature difference between supply and return piping.
- ✓ Clean equipment interior/exterior
- ✓ Leave completed checklist with customer
- ✓ Gas contractor name and number
- ✓ Gas fitter name and number

General Hot Water Heater Checklist

- ✓ Check operation of safety limit controls
- ✓ Check water pressure and temperature relief valve
- ✓ Check expansion tank (if applicable)
- ✓ Check operation of thermostat
- ✓ Check pressure switches and vent blower (if applicable)
- ✓ Inspect burners and clean if required
- ✓ Examine vent connector and inspect venting system
- ✓ Check vent damper operation (if applicable)
- ✓ Check and adjust pilot light (if applicable)
- ✓ Check flame rectification
- ✓ Measure stack (flue) temperature
- ✓ Check gas piping
- ✓ Check and adjust manifold gas pressure
- ✓ Clock appliance to verify correct input
- ✓ Combustion / ventilation air adequate
- ✓ Inspect heat exchanger
- ✓ Clean equipment interior/exterior
- ✓ Leave completed checklist with customer
- ✓ Gas contractor name and number
- ✓ Gas fitter name and number

Gas fireplace cleaning and servicing – Annual maintenance on gas log sets, inserts and log lighters may include but not be limited to the following:

- ✓ Clean glass and unit according to the manufacturer's guidelines.
- ✓ Check the entire vent system and termination for condition and operation
- ✓ An inspection of the explosion relief flappers and glass door gaskets to ensure a proper seal
- ✓ An inspection of the burner, venturi, and air openings
- ✓ An inspection of the gas valve, gas components, and pilot system
- ✓ Refer to the manufacture's manual to ensure proper log placement
- ✓ Verify correct operation of all optional equipment; fans, thermostats, remote control, safeties etc.
- ✓ Keep the fireplace area clear and free of combustible materials, flammables or items that could be damaged from high heat.

Signs of service being required immediately

- Pilot light outages and/or yellow or wavering burner flame
- Continuous or intermittent odor
- Booming noises upon start-up
- Dying house plants
- Condensation on the inside of the windows

Natural gas or propane leaks

Natural gas or propane will emit a strong rotten egg odor as it escapes. If you smell gas, open doors and windows. Do not turn on any lights or appliances which may cause a spark that could ignite the gas. Get everyone outside and away from the building. Shut off the main gas supply valve found at the propane tank or gas meter.

Phone your gas utility or propane supplier immediately from outside of the house or from your neighbor's house.

Important note:

Servicing and maintenance of gas appliances should only be carried out by a certified gas fitter, employed by a BCSA licensed gas contractor. Qualified gas fitters should produce their qualification wallet card when asked for proof of certification. A list of active qualified gas contractors can be viewed through the "Find a Contractor" box on our web site.

A handwritten signature in black ink, appearing to read "Brad Wyatt".

Brad Wyatt
Provincial Safety Manager - Gas

References:

Safety Standards Act
Gas Safety Regulation
Safety Standards General Regulation

For more information about the British Columbia Safety Authority, please visit our website at:
www.safetyauthority.ca