

# Gas Metering Room:

## Building Owner Obligations



# Introduction

Gas meters and regulators inherently vent natural gas when in operation. When multiple meters are installed inside a building, the accumulation of gases can create a potentially highly flammable and explosive environment.

Hence, there are stringent requirements surrounding the ongoing Building Owners obligations for the upkeep of the gas metering rooms.

This brochure has been developed to notify building owners of the requirements to be complied with to ensure a continuous safe and secure gas metering room installation.

The information contained in this brochure is relevant to customers within Multinet Gas gas distribution network territory.

This can be found on the Multinet Gas website at [www.multinetgas.com.au](http://www.multinetgas.com.au).



# Building Owner/Manager Obligations

Building owners/manager's have ongoing obligations with respect to gas meter rooms once commissioned to ensure the installation remains safe, secure and intact.

These include:

- The requirement to induct and manage control of employees or contractors accessing the existing gas meter room
- To notify Multinet Gas of any proposed works in or around the gas metering room which may affect the metering equipment or the integrity of the room
- To ensure the metering room is not used for storage
- To ensure that no other utilities or building owners assets are installed within the room
- To ensure lighting, ventilation and security is maintained
- To ensure visible and audible alarms are working and tested
- To ensure that Multinet Gas continues to have 24/7 unimpeded access. Door locks are to be standard Multinet keying system. The use of a key safe is allowed should the owner/occupiers keying system be used.
- To ensure electrical equipment within the room remains compliant to hazardous area requirements
- To ensure meter room walls remain sealed and intact and that core holes do not compromise integrity
- To ensure Multinet Gas has access to induction and test records for audit purposes
- A Multinet Gas supplied sign fitted to the meter room door by Multinet Gas personnel. (Danger No Smoking – Gas Meter Room)
- All penetrations through walls, floors or ceilings are sealed for the full thickness of the penetration to avoid gas migration
- Each metering room site location shall be provided with adequate protection and security as appropriate to the level of exposure and consequences of damage and tampering

# Building Owner/Manager Obligations

The building owner is also required to maintain evidence of certification around the below meter room aspects:

- Fire classification of material used in construction
- Certificate of electrical safety
- Hazardous area dossiers for electrical equipment which includes demonstration of the use of Flameproof Ex'd and Explosion proof Ex'e' electrically rated equipment
- The owner/occupier is to maintain a hazardous area dossier for the meter room in accordance with AS/NZS 60079.10.1:2009

The metering room shall:

- Maintain a minimum of 5m between any opening from the Gas Meter Room and a flammable storage area, filling point or pressure vessel.
- Maintain a minimum of 3m between any opening from the Gas Meter Room and any gas appliance, boiler, electrical installation or other source of ignition.
- Ensure an up to date evacuation plan is installed within the Gas Meter Room.



# Electrical Requirements

- Adequate lighting shall be provided to the gas meter room at all times.
- All electrical installations and ongoing maintenance is the responsibility of the owner/occupier.
- All electrical installations shall be suitable for Zone 1 Hazardous Area including electrical installations within 3m of any opening to the meter room
- Provided lighting has to be Flameproof Enclosure Ex'd' or Increased Safety Ex'e' rated
- All installations shall be Flameproof Enclosure Ex'd' or Increased safety Ex'e' rated and comply with AS/NZS 3000– Australian/New Zealand wiring rules
- The circuit supplying the light fittings shall have a means of complete circuit isolation, including a neutral with a means of locking in the off position



# Natural Ventilation

Adequate ventilation is required to be maintained for all meter regulator installations to avoid the accumulation of gasses that can lead to a flammable and explosive environment.

- The owner/occupier is responsible for ongoing maintenance of room ventilation points, ducts and equipment.

Venting outlets to maintain a clearance of:

- 1.0m in any direction to an opening to the building
- 5.0m away from any flammable substance storage or mechanical air intake into the building
- 3.0m away from any electrical substation, switchgear, transformers, gas appliance, boiler or any other source of ignition



# Safety Requirements for Mechanical Ventilation

The following safety requirements for mechanical ventilation failure shall be maintained by the building owner:

- An interlock or remote alarm must be activated if power to the fan is lost. The remote alarm must only be able to be reset in the Gas Meter Room.
- A visual, aural or combination of both types of alarms shall be provided at the control room or conspicuous point.
- The Building Owner shall fix clear instructions permanently with a sign adjacent providing contact details of the person delegated responsibility for restoring, or arranging for the fan to be restored to order.
- Loss of electricity supply to the alarm circuit should also initiate an alarm



# Contacts and Further Information

For further information regarding this guideline.  
Contact can be made with the Multinet Gas  
designated preferred service provider directly on the  
below contact details:

## **Multinet Gas Service Provider:**

ServiceStream

34-40 Clayton Road, Clayton, Victoria 3168

Telephone: (03) 9535 8300