

Steel Works Apartments



The Forge on Railway Street, Dublin 1

TONY O'SHEA

Faulty gas flues found at apartment block

By Kieron Wood

Central-heating boilers and hot water supplies at a Dublin city apartment block have been cut off after a gas engineer found that faulty flues had been fitted to the building.

Twelve apartments have had their gas supplies disconnected at The Forge and The Foundry blocks in Railway Street in Dublin 1.

Up to 40 other apartment owners have been advised to have their boilers checked by a registered gas installer. It is understood that a service engineer cut off the supplies to the apartments and issued owners with hazard notices after discovering that parts of the flues fitted to the gas boilers were inadequate for the high temperatures of the boilers, and had started to melt.

The apartment owners will have to have the flues replaced and obtain declarations of conformity from a registered engineer before the gas supply can be turned back on.

The apartments were built by Townlink Construction of Greenhills, Dublin 24. The company has built a number of residential projects in Dublin city and county, as well as more than a dozen commercial projects, including the Academy Hotel in Findlater Place and the AIB Business Centre in Cornelscourt.

It has also been involved in numerous educational and medical development projects, including work on the Blackrock Clinic. A spokesman for Townlink said the cause of the problem could lie with a number of individuals. "If Townlink have any responsibility for the problem, they will fix it," he said.

It is imperative when Installing, Commissioning or Servicing appliances in this or other such complexes that use extended flue systems. That the flues are inspected through their entire length for:

- 1) Suitability of materials used, including jointing, clamping and support.
- 2) Distance covered.
- 3) Terminal suitability and location
- 4) Signs of damage or corrosion
- 5) To ensure that the correct flue diameter has been selected relative to the distance covered in accordance with manufacturer's instructions.