

**Chairman of the Department of Energy**

**Decision of the Chairman of the Department of Energy No. (14)  
of 2025**

**Concerning the Regulatory Bylaw for Gas Works in Buildings**

Having reviewed Law No. (1) of 1974 on the Reorganization of the Governmental Apparatus in the Emirate of Abu Dhabi and its amendments.

And Law No. (4) of 1983 concerning the Regulation of Construction Works and its amendments.

And Law No. (1) of 2017 concerning the Financial System of the Abu Dhabi Government and its amendments.

And Law No. (11) of 2018 on the Establishment of the Department of Energy.

And Law No. (24) of 2020 concerning the Supreme Council for Financial and Economic Affairs.

And Law No. (5) of 2023 concerning the Regulation of Trading in Petroleum Products in the Emirate of Abu Dhabi.

And Federal Law No. (14) of 2017 concerning the Trading of Petroleum Products.

And Federal Decree-Law No. (38) of 2022 issuing the Criminal Procedures Law.

And Cabinet Resolution No. (35) of 2019 concerning the Executive Regulation of Federal Law No. (14) of 2017 on the Trading of Petroleum Products.

And Cabinet Resolution No. (11) of 2011 on the adoption of the Emirati System regarding the application of UAE standard specifications and mandatory requirements for liquefied petroleum gas cylinders and its amendments.

And Cabinet Resolution No. (24) of 2012 concerning the Regulation of Civil Defence Services in the State and its amendments.

And Cabinet Resolution No. (21) of 2015 concerning the Emirati System for the Control of Petroleum Derivatives.

And Ministerial Decision No. (213) of 2017 amending the Regulatory Regulation of Cabinet Resolution No. (24) of 2012 concerning the Regulation of Civil Defence Services in the State issued by Ministerial Decision No. (505) of 2012.

And Ministerial Decision No. (61) of 2020 concerning the Unified Regulatory Procedures for Trading Petroleum Products.

And the Decision of the Chairman of the Department of Energy No. (22) of 2020 concerning the Schedule of Violations and Administrative Fines.

And the Decision of the Chairman of the Department of Energy No. (18) of 2021 concerning the Rules and Regulations for the Application of Violations, Fines, and Administrative Penalties.

And based on what was presented to the Executive Council, and its approval.

The following has been decided: -

## **Article (1)**

### **Definitions**

In the application of the provisions of this bylaw, the following words and phrases shall have the meanings assigned to each, unless the context indicates otherwise:

**The State:** The United Arab Emirates.

**The Emirate:** The Emirate of Abu Dhabi.

**The Executive Council:** The Executive Council of the Emirate.

**The Department:** The Department of Energy.

**Competent Authority:** Any federal or local entity competent with any of the tasks related to supplying buildings with gas.

**Civil Defence:** The Abu Dhabi Civil Defence Authority and those authorized by it.

**Buildings:** Every existing building in the Emirate licensed according to the applicable legislation.

**Gas:** Natural gas, synthetic natural gas, liquefied petroleum gas, gas oil (diesel), and any other fuel used in buildings.

**Liquefied Petroleum Gas:** Commercial propane or commercial butane or a mixture thereof which meets the approved specifications.

**Synthetic Natural Gas:** Natural gas resulting from mixing liquefied petroleum gas and air in specific proportions.

**Gas Works in Buildings:** All works related to providing buildings in the Emirate with gas systems, including their construction, installation, filling, operation, inspection, examination, maintenance, and the requirements for their temporary or permanent decommissioning and dismantling.

**Gas System:** A set of installations in buildings including stations, units, devices, equipment, pipes, and materials used for the transport, measurement, storage, and control of gas from the supply point to the point of use.

**Gas System Design and Drawings:** The set of engineering designs and drawings related to the gas system.

**Approved House of Expertise:** Any of the consulting offices licensed to provide consultations in the field of gas systems, including:

1. Reviewing engineering designs of gas systems to ensure their compliance with approved standards and specifications.
2. Providing inspection and examination services for gas systems to ensure their compliance with approved standards and specifications.
3. Issuing inspection reports and certificates of conformity for the gas system.

**Certificate of Conformity for the Gas System:** A document issued by the Approved House of Expertise confirming that the gas system complies with the approved standards and specifications.

**No-Objection Certificate for Gas System Operation:** A document issued annually by the Department stating the validity of the continued operation of the gas system in the building.

**Certificate of Fulfillment of Civil Defence Requirements:** A document issued annually by the Civil Defence for buildings, confirming that the building meets the fire preventive safety requirements.

**Gas System Companies:** Companies authorized by the Department to practice the activity of supplying buildings with gas systems and that meet

the technical procedures and requirements specified by a decision from the Chairman of the Department.

**Technical Workers:** Workers in gas system companies who are issued a permit by the Department to carry out gas works in buildings and who have fulfilled the procedures and conditions specified by a decision from the Chairman of the Department.

**Gas System Completion Certificate:** A one-time document issued by the Department confirming the completion of the installation of the gas system in the building in accordance with the approved standards and specifications.

**Incident:** Any event or series of events arising from defective materials, manufacturing defects, or a leak in the gas system that causes or may cause harm to life, property, or the environment.

**Incident Reporting Instructions:** Requirements and conditions for incident reporting issued by the Department to regulate procedures for classifying, reporting, and investigating incidents, and following up on corrective actions to prevent recurrence or reduce the occurrence of incidents.

**Leak:** An unintended or accidental release or discharge of gas from the gas system which may cause an incident.

**The Register:** A register established in the Department for gas system companies and technical workers, the data, procedures, and conditions for registration in which shall be determined by a decision from the Chairman of the Department.

**Responsible Person:** The owner of the building or the person who has actual control over the management of the building.

## **Article (2)**

### **Scope of Application**

The provisions of this bylaw concerning gas works in buildings and the works of supplying buildings with gas shall apply to all existing buildings in the Emirate, including free zones.

The provisions of this bylaw shall not prejudice any licenses, permits, approvals, or exemptions issued by federal or local authorities to any

persons, entities, or companies operating in the field of trading petroleum products in the Emirate.

### **Article (3)**

#### **Obligations of Gas System Companies and Technical Workers**

1. Gas works in buildings may only be carried out by gas system companies and technical workers registered in the Register.
2. Gas system companies and technical workers must commit to carrying out gas works in buildings in accordance with the conditions under which the permit to practice the activity or the permit to carry out the works was issued, as the case may be, and in accordance with the approved standards and specifications.
3. Gas system companies and technical workers must adhere to the conditions, procedures, and measures approved by the Department to protect consumers from the dangers arising from gas works in buildings, to prevent or reduce incidents, and to comply with incident reporting instructions.
4. Gas system companies are obliged to keep all maps or diagrams of the gas systems they have implemented or are operating and maintaining, and to provide them to the Department upon request.
5. Gas system companies are obliged to keep special records for the maintenance and operation of the gas systems they have implemented, in which consumer and gas system data are recorded, in accordance with the record forms approved by the Department. They are also obliged to provide the Department with this data upon request.

### **Article (4)**

#### **Procedures for Installation and Inspection of Gas Systems**

1. Gas systems may not be installed, nor may any modifications or changes be made to existing gas systems, except after the issuance of the necessary approvals and licenses in accordance with the procedures approved by the competent authorities.
2. The requirements and procedures for activating or disconnecting central gas services in buildings issued by the Department and competent authorities must be adhered to.

### 3. Approvals related to gas systems:

Before a gas system company installs a gas system, or makes changes or structural repairs to a gas system, it must do the following:

a- Obtain the Department's approval of the approved gas system design and drawings.

b- Obtain the Certificate of Conformity for the Gas System.

c- Obtain all permits, certificates, reports, or approvals from the competent authorities (including, but not limited to, the Civil Defence's approval of fire prevention plans).

d- The Department and the competent authority may inspect the building before issuing any of the aforementioned permits, certificates, reports, or approvals.

### 4. Approval for gas system installation:

Upon completion of any installation, change, or repair of any gas system, and before the gas system company operates the gas system, it must obtain the following:

a- Certificate of Conformity for the Gas System.

b- Gas System Completion Certificate (issued for the first time).

c- No-Objection Certificate for Gas System Operation (issued annually).

d- Certificate of Fulfillment of Civil Defence for the building.

e- Gas system supply permit from the Department in accordance with the followed procedures.

### 5. Inspection of Gas Systems:

a- The gas system company must inspect the gas system before starting its operation and take all necessary measures to ensure that no leak occurs. If the responsible person is aware of a gas leak in the building or suspects a gas leak, they must take all immediate measures to stop the gas supply to prevent further gas leakage.

b- The responsible person must contract with a gas system company to maintain the gas system in the building and conduct a periodic inspection of the gas detection devices not exceeding one year. They

must notify the contracted gas system company to deal with any incident or suspected incident in the gas system.

c- Employees of the Department or approved houses of expertise shall have the authority to enter buildings for the purpose of inspecting gas systems and verifying compliance with the provisions of this bylaw.

## **Article (5)**

### **Gas Supply to Buildings**

1. The use of gas cylinders is prohibited in buildings where a central gas system approved by the Department is available.
2. It is prohibited to install a tank in the gas system in a building that has an approved underground gas network and an active service line.
3. None of the companies licensed for activities of trading petroleum products may supply the gas system except under a permit from the Department after fulfilling the procedures and conditions specified by a decision from the Chairman of the Department.
4. Employees of the Department shall have the authority to enter buildings for the purpose of taking samples of the gas in the gas system to verify its compliance with approved specifications.

## **Article (6)**

### **Incident Reporting**

1. Responsible persons, gas system companies, approved houses of expertise, and companies authorized to supply gas systems must comply with the incident reporting instructions issued by the Department, and immediately notify the Department and the following authorities upon knowledge of the incident:
  - a. Abu Dhabi Civil Defence Authority.
  - b. Abu Dhabi Police General Headquarters.
2. If the incident involves any environmental hazard, the Environment Agency - Abu Dhabi must be notified within (24) twenty-four hours of the incident's occurrence.

## **Article (7)**

### **Guidance Manual**

1. The Chairman of the Department shall issue the necessary decisions to implement the provisions of this bylaw.
2. The Department may issue a guidance manual for gas works in buildings after its approval by the Chairman of the Department, which includes the procedures and requirements related to supplying buildings with gas systems, especially the following:
  - Technical procedures and requirements for issuing permits to gas system companies.
  - Procedures and conditions for issuing permits to technical workers.
  - Procedures and conditions for registration in the Register.
  - Technical requirements for gas systems (design of gas system drawings and other requirements).
  - Requirements, procedures, and measures for protecting consumers from dangers arising from gas works in buildings.
  - Incident reporting instructions.
  - Requirements and procedures for activating or disconnecting central gas services in buildings.
  - Procedures and conditions for issuing permits for companies to supply gas systems.
  - Forms for the certificates, licenses, permits, and records stipulated in this bylaw.

## **Article (8)**

### **Schedule of Violations and Administrative Fines**

The schedule of violations and administrative fines attached to this decision shall be applied to violators of the provisions of this bylaw and the decisions issued in its implementation.

A repetition of the violation is considered to be re-committing it within one year from the date of committing the violation for the first time, and the fine shall be increased in the case of repetition as shown in the schedule attached to this decision.

## **Article (9)**

### **Reconciliation of Status**

The persons and companies addressed by the provisions of this bylaw must reconcile their status in accordance with its provisions within (30) days from the date this decision comes into force. The Department may extend this period for one or more similar periods not exceeding (90) days.

## **Article (10)**

### **Publication and Enforcement**

This decision shall be published in the Official Gazette and shall come into force from the date of its publication.

### **Schedule of Violations and Administrative Fines**

<b>#</b>	<b>Violation Description</b>	<b>Administrative Fine Value (in AED) for the First Time</b>	<b>Administrative Fine Value (in AED) for the Second Time</b>	<b>Administrative Fine Value (in AED) for the Third Time and more</b>
1	Practicing any activity related to gas works in the building without obtaining a permit or with an expired permit.	500,000	1,000,000	2,000,000
2	Violation by the gas system company or technical workers of the permit conditions.	100,000	200,000	400,000
3	Violation by the gas system company of the technical requirements for the gas system in the building.	100,000	200,000	400,000
4	Operation of a gas system by a gas system company without obtaining the	100,000	200,000	400,000

#	Violation Description	Administrative Fine Value (in AED) for the First Time	Administrative Fine Value (in AED) for the Second Time	Administrative Fine Value (in AED) for the Third Time and more
	necessary certificates and permits.			
5	Failure by the gas system company to keep and update the required documents and records related to the gas system.	100,000	200,000	400,000
6	Failure of the gas system company to comply with the approved requirements, procedures, and measures for protecting consumers from the dangers arising from gas works in buildings.	500,000	1,000,000	2,000,000
7	Failure of the gas system company to report an incident or leak immediately upon its occurrence to the Department.	500,000	1,000,000	2,000,000
8	Failure of the gas system company to provide the Department or its authorized representatives with	25,000	50,000	100,000

#	Violation Description	Administrative Fine Value (in AED) for the First Time	Administrative Fine Value (in AED) for the Second Time	Administrative Fine Value (in AED) for the Third Time and more
9	<p>the required documents, data, and information about the gas systems within the specified deadline. Providing the Department or its authorized representatives with incorrect documents or data for the gas systems by the gas system company.</p> <p>Refusal by the responsible person to connect the building to the existing central gas system if there are no technical impediments.</p>	100,000	200,000	400,000
10	<p>Violation by the responsible person / gas system companies of the requirements or procedures for activating or disconnecting central gas services in buildings.</p>	250,000	500,000	1,000,000
11	<p>Violation by the responsible person / gas system companies of the requirements or procedures for activating or disconnecting central gas services in buildings.</p>	100,000	200,000	400,000

#	Violation Description	Administrative Fine Value (in AED) for the First Time	Administrative Fine Value (in AED) for the Second Time	Administrative Fine Value (in AED) for the Third Time and more
12	Removal by the responsible person / gas system companies of signs and stickers placed by the competent authorities or their authorized representatives on the gas systems.	10,000	20,000	40,000
13	Violation by the responsible person of the requirements for installing, operating, or maintaining the gas system.	50,000	100,000	200,000
14	Failure of the responsible person to conclude a maintenance and periodic inspection contract for the gas system with a licensed gas system company.	100,000	200,000	400,000
15	Use of gas cylinders by the responsible person in a building with an approved central gas system.	500	1000	2000
18		50,000	100,000	200,000

#	Violation Description	Administrative Fine Value (in AED) for the First Time	Administrative Fine Value (in AED) for the Second Time	Administrative Fine Value (in AED) for the Third Time and more
	Failure to implement decisions issued by the Department or competent authorities regarding customer complaints and the technical procedures and requirements for supplying buildings with gas systems.			
19	Obstructing the work of or preventing judicial enforcement officers and employees of the Department or its authorized representatives from performing their duties.		100,000	
20	Failure of the violator to remove the effects of the violation by the deadline set by the Department.	Same value as the fine prescribed for the violation		to be removed

**Dr. Abdullah Humaid Al Jarwan**  
**Chairman**

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