

PLAYING IT

SAFE

Be safe and healthy on the job with these helpful tips provided by Peabody Insurance Agency.

Manage Toxic Gas Risks

Helpful tips for keeping poisonous fumes at bay

Toxic gas hazards are difficult to detect, especially if a property remains vacant for a long period. Keep your building occupants or vacant structures safe from potentially deadly gases by following all monitoring procedures closely.

It is also important to learn about the hazards so you can detect them quickly and take proper action. Making an effort to protect against these gases will reduce liabilities and keep your properties in top condition. Use the following points to ensure you manage toxic gas risks correctly.

Carbon Monoxide

- Colorless, odorless and extremely hazardous
- Produced by flames burning without adequate oxygen supply
- Main sources in homes and commercial buildings are gas or oil furnaces and fireplaces
- Can be prevented with proper monitoring, maintenance and ventilation
- Symptoms of exposure include headache, dizziness, nausea and fatigue.
- Serious exposure may cause unconsciousness or death.

Radon

- Found in the ground, but may enter homes or other buildings

through cracks in the foundation

- Can be reduced or eliminated with under-floor ventilation, a radon sump system or positive pressurization/positive supply ventilation system
- Accumulates gradually over time
- Radon is radioactive and could cause lung cancer when inhaled.

Nitrogen Dioxide (NO₂)

- Sharp, biting odor and red-brown in color, but only visible at very high concentrations
- Extremely toxic, but easily detected by smell
- Main sources are home heaters and gas stoves
- Symptoms of exposure include bronchitis, pneumonia and severe lung damage.

Sewage Gases

- Primarily methane gas, but also include mixtures of hydrogen sulfide, ammonia, carbon dioxide and sulfur dioxide
- Can enter buildings when plumbing fixtures are used infrequently, so vacant properties are the biggest concern
- Can cause eye irritation, cough, sore throat, shortness of breath, loss of appetite, headaches and dizziness



Better Safe than Sorry

Toxic gas detectors are usually compact and extremely effective in identifying unsafe levels of poisonous substances in homes or other buildings you may manage. Make sure detectors are being properly maintained and replaced when necessary to avoid exposing tenants to gases with dangerous, long-lasting health effects.

