

# Energy Performance Inspection of Air Conditioning Systems

## Reference Guide

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The Energy Performance of Buildings Regulations 2007, in addition to introducing requirements for Energy Performance Certificates, also lay down certain obligations on building owners and managers with regard to the operation of air conditioning systems.

### What buildings are affected?

The Regulations apply to all buildings which have an air conditioning system with an "Effective Rated Output" (see below) of more than 12 kW. Where the building has multiple air conditioning units, each unit is considered a component of a single system for the purpose of these Regulations, and it is the Effective Rated Output of the whole system that determines the requirements for inspection.

### "Effective Rated Output"

Effective Rated Output is the maximum calorific output specified and guaranteed by the systems manufacturer as being deliverable during continuous operation while complying with the useful efficiency indicated by the manufacturer.

### "Relevant Person"

For the purposes of air conditioning systems, this is the person who controls its operation.

### Inspection Requirements

For systems put in place on or after 1 January 2008, an inspection is required no later than the fifth anniversary of the commencement of operation.

For older systems, if the Effective Rated Output is more than 250 kW, then an inspection must have been conducted by 4 January 2009.

In the case of older systems with an Effective Rated Output of more than 12 kW and up to 250 kW, the inspection is required by 4 January 2011.

Inspection Reports must be renewed every 5 years.

### Inspection Report

The inspection must be carried out by an accredited Energy Assessor who must produce a written Inspection Report giving an assessment of the efficiency of the system, the sizing of the system relative to the cooling requirements of the building and offering appropriate advice on improvements. There are further requirements to include specific information and the report must be kept by the Relevant Person for the building and passed on when that person changes.

Any Relevant Person taking over control of an air conditioning system who does not receive the Inspection Report has three months to get the system inspected from the day on which he was appointed.

## Enforcement


The Regulations are enforced by the local Trading Standards officers who may issue Penalty Charge Notices for breach of the regulations. The penalty charge for residential properties is £300 and for commercial properties it is geared to 12.5% of the rateable value.

### Note:

This information sheet is provided for your general information only, and does not seek to set out the legislation in this area in detail or to provide specific advice.


If you have any queries, or wish to discuss specific circumstances, please contact a member of the commercial property team based at Guildford or Woking.

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