



EPBD

A Guide for Businesses



When are inspections being introduced?

Mandatory inspections are being introduced for all air conditioning systems with rated cooling output greater than **12kW**. This includes the combined output of one or more individual air conditioning units in a building.

If your air conditioning system has a rated output greater than **250 kW**, you must have had your first inspection by **4th January 2009**.

If your air conditioning system has a rated output greater than **12kW**, but less than **250kW** you must have had your first inspection by **4th January 2011**.

Thereafter, inspections will be required **every 5 years**. **This is now law**.

For new systems installed on or after **1 January 2008**, the first inspection must have taken place within 5 years of the installation date.

Who can do the inspection for you?

All inspections **must** be done by an accredited air conditioning assessor. They will provide you with a written report giving you advice and guidance on how to improve the energy efficiency of the system as soon as practicable after the inspection.

If you control a building with an air conditioning system that is affected by these Regulations, **you** are responsible for ensuring an inspection has been done by the deadlines and that you have a copy of the most recent inspection report.

If your responsibility for controlling the system passes to another person, you should provide them with any inspection reports you have. From **4th January 2011**, if you do not provide an inspection report the new person will be under a legal requirement to ensure the system is inspected within 3 months.

The inspection report should ideally be kept with ongoing maintenance records in the building log book.



What does an energy inspection cover?

An energy inspection of your air conditioning system involves a visual assessment of your air conditioning installation. The inspector will examine the equipment and, air movement systems and controls. Additionally, access to plant rooms or rooftop locations will be required. Following the inspection, the inspector will provide you with a report containing:

- The current efficiency of your equipment and suggestions for improvement including, where appropriate, its replacement
- A list of any faults identified (e.g. condition of air filters) during the inspection and suggested actions
- The adequacy of the equipment maintenance and suggestions for improvement
- The adequacy of the installed controls and control settings and suggestions for improvement
- The current size of the installed system in relation to the cooling load
- Suggestions for improving the system's energy efficiency, or, where appropriate minimising or avoiding the need for air conditioning

You are under no obligation to act on the advice provided in the inspection report.

However, if you do so, it is likely you will reduce energy consumption and costs.

How can I check my air conditioning inspection is valid?

An energy inspection report can only be produced by an **accredited Air Conditioning Energy Assessor**. All **Air Conditioning** Energy Assessors must be a member of an accreditation scheme.

Accreditation schemes safeguard consumers by ensuring **Air Conditioning** Energy Assessors have the appropriate expertise to conduct energy assessment and also ensure inspection reports are of a consistent quality.

If you have any concerns regarding the quality or validity of your inspection report, you should contact your energy assessor in the first instance. If you are still not satisfied then you should contact your energy assessor's accreditation scheme. The name of your Energy Assessor and their accreditation details should be on your report.