

Air Conditioning Inspections

Your questions answered...

The UK Government is committed to implementing the Energy Performance of Buildings Directive (EPBD) in January 2009. Article 9 of this Directive requires regular inspection of all air conditioning systems over 12kW. Those over 250kW capacity should have been inspected by an Accredited Inspector before 9th January 2009.

All systems over 12kW need to have been inspected by 4th January 2011.

For systems first put into service on or after 1st January 2008, the first inspection must have taken place within five years of the date when it was first put into service.

Why do I need to get my air conditioning systems inspected?

The Government have international agreements regarding emissions reductions and the implementation of the EPBD plays a part of this. Building owners and managers have statutory obligations and duties of care in the operation and maintenance of air conditioning systems. This now includes its efficiency and energy consumption.

Who are Accredited Inspectors?

The inspections are based on CIBSE Technical Memorandum 44: Inspection of Air Conditioning Systems which has been written to comply with the requirements of the Directive. Accredited Inspectors are those who have successfully undertaken the approved training which complies with Article 10 of the Directive which defines qualified and accredited experts.

What is a system >250kW

"One or more air conditioning units within a building controlled by a single person (who controls the operation of the system) are considered to comprise a single air conditioning system for the purposes of this regulations" (Department of Communities and Local Government).

Therefore a number of smaller systems adding up to 250kW may therefore fall under this requirement. While this might mean that a system thought to be too small will need inspection, the total number of systems requiring inspection will be reduced. This does not refer to refrigeration systems whose sole use is for process applications, for example cold stores.

Who is responsible for ensuring inspections are done?

It is the responsibility of the person who 'controls' the operation of the system to ensure the inspections are carried out.

The owner of the system will usually 'control' the operation of the system, even when the day-to-day operation is the responsibility of others e.g. in multi-tenanted buildings it is likely that the Landlord will have control of the systems and will be responsible for having the inspections carried out.

What do I get?

The mandatory requirement is to give information about the performance of the buildings and plant. The intention being to identify opportunities to save energy and cut operating costs by delivering information on system performance including;

- An examination of the refrigeration and air movement systems and their controls.
- An examination of any documentation and a consideration of compliance with other legislation
- The extent to which the systems have been maintained
- Recommendations on how the systems and their operation may be improved.

What do I do?

A basic strategy may comprise four stages:

1. Contact an approved Energy Assessor who has the required Air Conditioning Inspection accreditation.
2. Either check yourself or ask the Inspector to make a schedule of systems.
3. Make documentation and access available for the required inspections.
4. Consider the recommendations.

Silcock Dawson Capability

Silcock Dawson specialist environmental section, the Energy & Sustainable Design Group (ESDG) were among the first to achieve full accreditation to carry out the inspections and are able to provide a full service to carry out the required inspections. Silcock Dawson have been successfully improving the performance of air conditioning systems and all building and environmental control systems for over 20 years.

Silcock Dawson Experience

The ESGD is backed up by over 100 Silcock Dawson engineers nationwide with a wide range of experience in sustainable building design, low energy management and improvement of existing facilities. For many years we have been working in partnership with a number of organisations, from commercial developers with £multi-million portfolios, to assistance to Universities and public bodies. This has included all stages of design and installation, surveys, strategic work, improvement of systems in existing stock and energy certification.

Who to Contact

If you wish to discuss the topic in general, request a quotation, or have any other requirements please contact:

Barry Redman

**SILCOCK
DAWSON**
& PARTNERS

Direct Tel: +44 (0) 1844 271538
bredman@silcockdawson.co.uk
www.silcockdawson.co.uk