

## Air Conditioning Inspection Requirements

As a result of the introduction of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and 2008 for Scotland, it is now a legal requirement to have air-conditioning systems maintained to ensure that they do not use too much energy.

### What are the key requirements?

If an office air-conditioning system has a cooling output of over 12kW (i.e., the total output from all an office's A/C units) then this new energy inspection requirement applies.



In **England, Northern Ireland and Wales**, from January 4<sup>th</sup> 2011, if an office air-conditioning system has an output over 12kW it must be inspected at least every five years. If the system was first put into service on or after January 1<sup>st</sup> 2008, it must have its first inspection within five years of the date when it was first put into service.

In **Scotland**, from January 4<sup>th</sup> 2011, if the air-conditioning system has an output over 250kW, it must be inspected at least every five years. If the system has an output between 12kW and 250kW, it must be inspected by January 4<sup>th</sup> 2013. If the system was first put into service on or after May 1<sup>st</sup> 2007, it must have its first inspection within five years of the date when it was first put into service.

Inspections must be carried out by an accredited Energy Assessor who will assess the efficiency of the system and thereafter provide recommendations on improvements.

### What do we need to do?

Each Galliford Try office that has an air-conditioning system should:

- Check who has the responsibility for maintenance and servicing of the A/C units i.e., the landlord, management company or Galliford Try
- If this responsibility rests with Galliford Try, the Premises Manager should verify whether the total aggregated cooling output is above or below 12kW
- If this threshold has been exceeded, the Premises Manager should ensure that air-conditioning system maintenance contractor conducts these energy inspections
- Once these energy inspections have been conducted, the Premises Manager should retain a copy of the Energy Assessor's Inspection Report, which is legally required to be provided by the Energy Assessor.

If you require further information please refer [here](#) or contact your regional or framework Environmental Advisor.

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