



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

# **Air-Conditioning Inspections regulations**

**Benefit not burden**

changing  
for the  
**better**





Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

**Gerald M Coulter**

**Building Standards Branch**

**Department of Finance and Personnel**

changing  
for the  
**better**





Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

# Disclaimer

I am not a Mechanical  
Engineer - so any technical  
questions ask Hywel, Bob or  
Geoff

changing  
for the  
better



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)



changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Benefit not burden**

- **Building contribute to more than 50% of UK carbon emissions**
- **Air-Conditioning costs can be up to 1/3 of the annual electricity costs of a building**
- **Air-conditioning costs can increase by 60% or more due to poor system maintenance**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Benefit not burden**

**Implementing the recommendations will –**

- **save money**
- **save energy**
- **reduce carbon emissions**
- **help businesses stay competitive**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **EU Energy Performance of Building Directive**

# **The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

**“air-conditioning system”** means a combination of all the components required to provide a form of air treatment in which the temperature is controlled or can be lowered, and includes systems such as air treatment with the control of ventilation, humidity and air cleanliness.

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

**“relevant person”** means in relation to an air-conditioning system, the person who has control of the operation of the system

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## Application

- Applies to air-con systems with an effective rated output of more than 12kW
- Where a “**relevant person**” has control of more than one air-con unit each unit shall be considered as part of a single air-con system

changing  
for the  
better



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Inspection of air-con systems**

- **More than 250kW – by 4 January 2010**
- **More than 12kW – by 4 January 2011**
- **Came into service after 30 December 2008 – within 5 years of first being put into service**
- **Re-inspection thereafter at regular intervals not exceeding 5 years**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## Inspection reports

- Energy assessor produces an Inspection Report as soon as practicable after making the inspection and gives it to the “**relevant person**”

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Inspection reports**

- **Inspection report includes energy efficiency and sizing compared to cooling requirements**
- **Contains appropriate advice on improvements, replacement and alternative solutions**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## Keeping of records

- The **relevant person** must keep the most recent inspection report given to him
- Where the **relevant person** changes the report must be given to the new relevant person

changing  
for the  
better



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## Changes of relevant person

- Where on or after 4 January 2012 –
  - the **relevant person** changes; and
  - the new **relevant person** is not given an inspection report
- The new **relevant person** must get the air-conditioning system inspected within 3 months of becoming the **relevant person**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Energy Assessors and Accreditation Schemes**

- **Energy assessors must be a member of an Accreditation Scheme approved by the Department**
- **Qualified to assess the category of buildings and types of systems that they are being asked to assess**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

## **Benefit not burden**

**Implementing the recommendations will –**

- **save money**
- **save energy**
- **reduce carbon emissions**
- **help businesses stay competitive**

changing  
for the  
**better**



Department of  
**Finance and  
Personnel**

[www.dfpni.gov.uk](http://www.dfpni.gov.uk)

# Thank you

**Gerald M Coulter MRICS MBEng**

[www.buildingregulationsni.gov.uk](http://www.buildingregulationsni.gov.uk)

[www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk)

changing  
for the  
**better**