

# New Legislation Review – The Energy Performance of Buildings Directive – EPC, DEC and Air Conditioning Inspections

Technical Bulletin

Allianz Engineering Inspection Services Ltd



The EU **Energy Performance of Buildings Directive** (EPBD) was introduced throughout Europe from January 2006 with a three year implementation period ending January 2009. Its objective is to **improve energy efficiency** and reduce carbon emissions as part of the **overall strategy** to achieve a sustainable environment and meet climate change targets agreed under the **Kyoto Protocol**.

This new legislation comes into force in England, Wales, N.Ireland and Ireland under the **Energy Performance of Buildings Regulations** and in Scotland under various **Building (Scotland) Regulations** which means:

As per **Article 7** of the European directive all commercial properties will require an **Energy Performance Certificate (EPC)** or in Ireland a **Building Energy Rating (BER)** on **construction** or before **sale** or **lease**.

Buildings occupied by public authorities or providing a service to a large number of the public on a frequent basis in England, Wales and N.Ireland will need a **Display Energy Certificate (DEC)**. In Scotland and Ireland there is no requirement for a DEC, although **public buildings** will have to **display** their **EPC/BER certificate**.

As per **Article 9** of the **European directive air conditioning systems** are to be assessed regularly to check their **energy efficiency**. It is a requirement that all systems are inspected at least every five years. Different implementation dates apply as below.

- England and Wales
  - Systems >250kW from Jan 2009
- Scotland
  - Largest systems first from Jan 2009
- Northern Ireland
  - Systems >250kW from Jan 2010
- Ireland
  - from Jan 2008

Generally in order to satisfy the requirements of the regulations a **government approved accredited person** must perform an **overall inspection** of the system and provide a report detailing their findings under the following aspects:

- Assessment of the system efficiency
- Assessment of system sizing
- Assessment of the requirements of the building
- Advice of improvements
- Advice and recommendations on alternative solutions

As per the regulations the **first inspection** must take **place before the relevant due date** as detailed above.

Government figures would suggest, there are in excess of **30,000 buildings** in England and Wales alone with air conditioning which will fall under this **first wave** of requirements. The system is sized by referencing the **maximum calorific output** of the **system**. The legislation stipulates that it is **system capacity** rather than individual unit capacity, therefore each independent unit within a building, will be generally be regarded as **a component** of a single **air conditioning system**.

As a general rule of thumb a fully conditioned space of 2000m<sup>2</sup> would require a system capacity in the region of 200-250kW.

Through our network of business partners **Allianz Engineering Energy Services** has the capability to carry out the **thorough examination and assessment of all Air conditioning systems**.

For further technical information on this subject please contact our Energy Services Technical Department on 01428 726131.

For all contract/costing enquiries please contact our Energy Services Department on 0845 0760 146 or email at [energy@allianz.co.uk](mailto:energy@allianz.co.uk)