

Inspection of air conditioning

What's the issue?

Many commercial buildings and an increasing number of homes have air conditioning systems. These systems should be carefully maintained and managed in order that they do not consume too much energy.

In 2007 the Government introduced statutory requirements for the inspection of air conditioning units over 250Kw. These regulations have now been extended to smaller units over 12Kw. The first inspection of these units **must be completed by 4th January 2011**. Thereafter these systems should be inspected at intervals not exceeding 5 years.

The trigger for air conditioning systems inspection is the size (effective rated output) of the system not the type of building and so the measures apply to homes, commercial and public buildings.

The inspection which must be done by an accredited energy assessor will include an assessment of efficiency, a review of their sizing and advice on improvements or replacements and alternative solutions.

What do you need to do?

It is very important to identify now any systems which need inspection.

The new regulations now apply to small air-con units, so there will be large numbers to inspect before the deadline and a last minute rush for inspections might be anticipated in order to achieve compliance. Therefore it makes sense to book the Statutory Air Conditioning Efficiency Inspection now in order to:

- Avoid delays and beat the rush thereby perhaps missing the deadline
- Make savings as soon as possible by ensuring the efficiency of the system
- Avoid the risk of incurring fines for non compliance

If you do not own the property you occupy but lease it and if you did not install the air conditioning you may need to check the terms of your lease to establish whether you or the landlord is responsible for the statutory inspection/s.

For further background details we refer you to hyperlink www.opsi.gov.uk/si/si2007/uksi_20070991_en_1

How can TL Risk Solutions help?

One of the ways to comply is to have an engineering insurer carry out the inspection. If you already have an inspection contract with an insurer then it makes sense for your insurer to conduct the inspection. In which case you can either contact the insurer direct or advise us that you require an inspection and we will contact your insurer on your behalf.

If you do not have an existing inspection contract we can recommend insurers who can provide this service.

For the wider legislation and implications of energy conservation we would refer you to the **Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007**.

Please contact your TL Risk Solutions Consultant if you wish to discuss the contents of this bulletin further.

Further information

To find out more please contact us on:

 0845 671 8007

 enquiries@tlrisksolutions.com

 www.tlrisksolutions.com

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