

STATUTORY RULES OF NORTHERN IRELAND

**2008 No. 170**

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

**PART 4**

**INSPECTION OF AIR-CONDITIONING SYSTEMS**

**Application of Part 4**

**14.**—(1) This part applies to air-conditioning systems with an effective rated output of more than 12 kW.

(2) Where the relevant person has the power to control the temperature of more than one individual air-conditioning unit in a building, each unit shall be considered to be a component of a single air-conditioning system for the purposes of paragraph (1).

**Commencement Information**

**I1** Reg. 14 in operation at 30.12.2008, see **reg. 1(3)**

**Inspection of air-conditioning systems**

**15.**—(1) It is the duty of the relevant person in relation to an air-conditioning system to which this Part applies to ensure [F<sup>1</sup>that accessible parts of the system are] inspected by an energy assessor at regular intervals not exceeding 5 years.

(2) The first inspection of [F<sup>2</sup>the accessible parts of] an air-conditioning system shall take place before the relevant date.

(3) In this regulation “the relevant date” is—

(a) where the system is first put into service after 30th December 2008, the expiry of a period of 5 years beginning with the date on which the system was first put into service; and

(b) where paragraph (a) does not apply—

(i) in the case of a system with an effective rated output of more than 250 kW, 4th January 2010; or

(ii) in the case of a system with an effective rated output of not more than 250 kW, 4th January 2011.

**Textual Amendments**

**F1** Words in **reg. 15(1)** substituted (1.12.2016) by **The Energy Performance of Buildings (Certificates and Inspections) (Amendment) Regulations (Northern Ireland) 2016 (S.R. 2016/395)**, regs. 1, **7(1)(a)**

- F2** Words in [reg. 15\(2\)](#) inserted (1.12.2016) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2016 \(S.R. 2016/395\)](#), regs. 1, [7\(1\)\(b\)](#)

#### Commencement Information

- I2** [Reg. 15](#) in operation at 30.12.2008, see [reg. 1\(3\)](#)

### Inspection reports

**16.—(1)** Where an energy assessor undertakes an inspection of an air-conditioning system [<sup>F3</sup>under regulation 15,] the assessor shall make a written report of the inspection and give it to the relevant person as soon as practicable after completing the inspection.

(2) The inspection report shall include an assessment of the air-conditioning efficiency and the sizing of the system compared to the cooling requirements of the building, and contain appropriate advice on [<sup>F4</sup>cost-effective improvement to the energy performance of] to the system, replacement of the system and alternative solutions.

(3) The inspection report shall [<sup>F5</sup>be in a form and shall] include the following information—

- (a) the address of the building in which the air-conditioning system is located;
- [<sup>F6</sup>(aa) the unique reference number under which the [<sup>F7</sup>inspection report] has been registered in accordance with regulation 25]
- (b) the name of the energy assessor;
- (c) the name and address of the energy assessor's employer, or if he is self-employed, the name under which he trades and his address;
- (d) the date on which the inspection occurred; and
- (e) the name of the approved accreditation scheme of which the energy assessor is a member.

#### Textual Amendments

- F3** Words in [reg. 16\(1\)](#) inserted (1.12.2016) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2016 \(S.R. 2016/395\)](#), regs. 1, [7\(2\)\(a\)](#)
- F4** Words in [reg. 16\(2\)](#) substituted (1.12.2016) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2016 \(S.R. 2016/395\)](#), regs. 1, [7\(2\)\(b\)](#)
- F5** Words in [reg. 16\(3\)](#) inserted (18.2.2013) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2013 \(S.R. 2013/12\)](#), regs. 1, [12\(1\)](#)
- F6** [Reg. 16\(3\)\(aa\)](#) inserted (18.2.2013) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2013 \(S.R. 2013/12\)](#), regs. 1, [12\(2\)](#)
- F7** Words in [reg. 16\(3\)\(aa\)](#) substituted (1.12.2016) by [The Energy Performance of Buildings \(Certificates and Inspections\) \(Amendment\) Regulations \(Northern Ireland\) 2016 \(S.R. 2016/395\)](#), regs. 1, [7\(2\)\(c\)](#)

#### Commencement Information

- I3** [Reg. 16](#) in operation at 30.12.2008, see [reg. 1\(3\)](#)

### Keeping of records etc.

**17.—(1)** The relevant person shall keep the most recent inspection report relating to the system made by an energy assessor in accordance with regulation 16.

(2) Where the relevant person changes, the previous relevant person shall give to the new relevant person any inspection report kept by him under this regulation.

**Commencement Information**

**I4** Reg. 17 in operation at 30.12.2008, see **reg. 1(3)**

**Changes of relevant person**

**18.** Where on or after [<sup>F8</sup>4th January 2011]—

- (a) the relevant person changes; and
- (b) the new relevant person is not given the most recent inspection report,

the new relevant person shall ensure that the air-conditioning system is inspected within 3 months of the date on which he becomes the relevant person.

**Textual Amendments**

**F8** Words in Reg. 18 substituted (30.6.2008) by *The Energy Performance of Buildings (Certificates and Inspections) (Amendment) Regulations (Northern Ireland) 2008 (S.R. 2008/241)* , regs. 1, **3(3)**

**Commencement Information**

**I5** Reg. 18 in operation at 30.12.2008, see **reg. 1(3)**

**Changes to legislation:**

There are currently no known outstanding effects for the The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008, PART 4.