

# Introduction



**AIR CONDITIONING INSPECTIONS FOR BUILDINGS - UNDERSTANDING THE LEGISLATION  
AND SURVEY**

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# Introduction

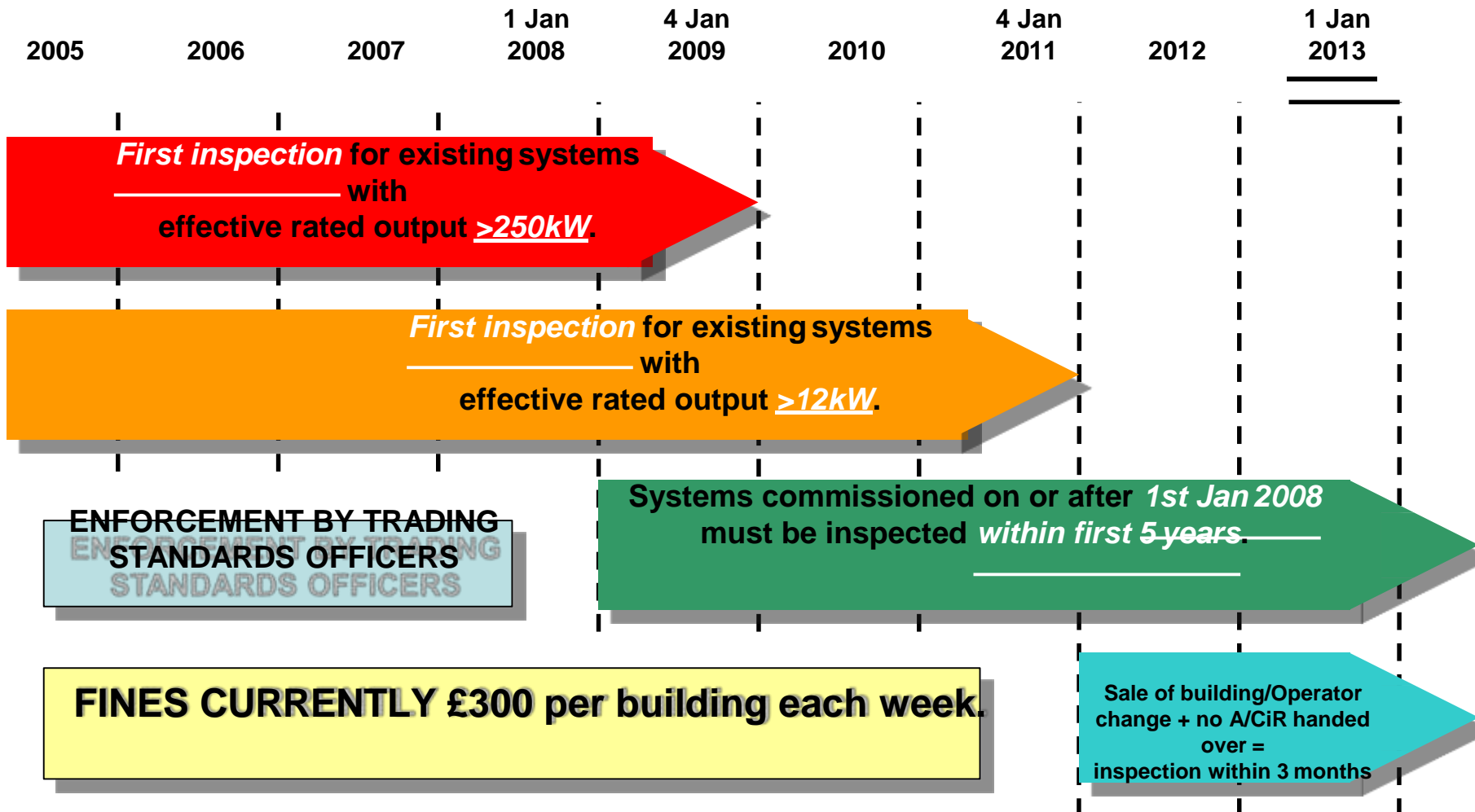
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## Why are Air-Conditioning Inspections Required?

- Because it has been mandatory on most buildings with a/c since 2010
- The Operator will get fined if they are not in place (£300 per week, per building)
- If the Client has ISO 14001 accreditation, they will fail their next audit if no TM44
- Need a TM44 to sell a property
- Within PLC Corporate Governance on Annual Reporting (Legal)
- The Corporate Social Responsibility stigma of being fined could be worse than the fine itself

# Timelines

## When Are Inspections Required By?



# Who is responsible?

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## Obligations on Ownership of Systems

- **Building owners/operators** who control air conditioning systems have statutory obligations;
  - TM44 Air conditioning Assessments (last 5 years)
  - F gas testing (over 3kg)
  - HCFC replacements and R22 programmes
- TM44 Air-conditioning inspections;
  - Must be independent
  - Additional to normal maintenance of systems
- Be aware that TM44 includes for sampling; not all units are looked at unless specifically requested.

# Benefits

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## Benefits of having a report done;

- Limit the escape of **refrigerant gases**. Gas leaks are looked for.
- Assist in planning for R22 replacement programmes.
- Target inefficient programmes and regimes by providing an independent survey of maintenance planning.
- Important to **stay independent**, this is a requirement of the legislation; by using ALPINE FACILITIES, M&E Companies have an independence plan.

# Systems included.

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## Systems Requiring an Air-Conditioning Inspection

- ❑ **Regulations only affect buildings with **rated output over 12kW:****

  - deliverable during continuous operation;
  - This is a “totting up” exercise, add up all the units in the building.

  
- ❑ **What is defined as a single air-conditioning system:**
  - **one or more units within** a building under the control of a single person.
  - Multiple ownership buildings will have multiple reports done
  
- ❑ **Who is the “Operator” and therefore responsible:**
  - The person/Company who controls **technical functioning/controls** of system;
  - **not** someone who turns the temperature up and down.

# Definition of system

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## How is an Air-Conditioning System Defined?

- **Air-Conditioning System:**
  - refers to any system where **refrigeration** is used to provide cooling for the **comfort of the occupants**.
  - Includes IT and Server Rooms
- **Excludes:**
  - **separate refrigeration** provided **solely** for **process application**
    - e.g. cold store, meat production and similar processes

# Content of report

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## **Scope of Air-Conditioning Inspection**

- ✓ Refrigeration equipment ( comfort cooling only)
- ✓ Air movement equipment (AHUs & FCUs)
- ✓ Suitability of plant capacity (over or undersized)
- ✓ Terminal units (grilles/cassettes/diffusers)
- ✓ Controls
- ✓ Performance improvements (suggested actions)
- ✓ Supplementary advice on potential energy savings
- ✓ Advising Clients on “next steps”



# Site visit

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## Access Requirements

- Plant rooms
  - Outside the building. We may need doors unlocking.
  - Rooftops
  - Other locations with limited access
  - Ceiling voids – sampling ducts/fan coils etc.
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- Building owner/manager to agree access.
  - Health and safety risk assessment.(we do this)
  - Assessor will need to be accompanied.
  - Site Engineer to gather relevant data.

# TM44 Report

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## What Should the Client Expect?

- A fully compliant TM44 which can be lodged and will get an RRN number.
- To become compliant for 5 years
- Renewals
- If first surveys were done in 2009, it is now 2014 and all these original surveys are up for renewal.

# Target clients

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Who needs a TM44 and how do I check if they have one?

- All Operators with buildings over 12kw need a TM44
  - Retailers
  - Pub Chains
  - Government Buildings
  - Single building owners
  - PLCs for their Corporate Governance
  - ISO 14001 Companies; they will fail audit without a TM44
- How to check the Legislation system for existing TM44s:
  - We will do this for you, they are all lodged on Landmark.
  - Just email me and I will respond quickly

# What this will cost/pricing

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## ➤ Pricing;

- As a minimum we need the full building address and type.
  - A brief summary of equipment is useful
  - Try and give us an Asset Register of A/C equipment
  - We can price jobs in an hour or two, we will e-mail a price to you
  - Don't forget to add lodgment costs
  - For big Portfolios, speak to me as soon as you can – I will advise you at meetings if necessary
- And the Inspector really does visit; we have direct knowledge of our clients being visited and asked for their a/c assessment. They could come knocking!

# Contacts

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- Our enquiries helpline: 0845 520 2014
- E-mail [mark.allen@alpinefs.co.uk](mailto:mark.allen@alpinefs.co.uk)
- [www.alpinefs.co.uk](http://www.alpinefs.co.uk)
- We will give you as much advice as you need up front; we have developed a number of bespoke surveys with clients that go much further than TM44.

