

PRODUCT CARD

# Energy services

Are your customers worried about spiraling energy costs?

Our energy services solutions can help.

The Energy Performance of Buildings Regulations (EPBR) were introduced in 2007 and require property owners, operators and managers to put into place a programme of energy performance of buildings certification and energy inspections for air conditioning systems over 12kW.

**How we can help**

Our energy services solutions can help commercial property owners and managers reduce carbon emissions, alongside meeting their legal requirements and duties.

These include inspections for air conditioning systems (TM44 inspections) and certification for the energy performance of buildings, Energy Performance Certificates (EPCs) and Display Energy Certificates (DECs).

## PRODUCT CARD



### Inspections for air conditioning systems (TM44)

Ensuring that an air conditioning system is in full working order can improve efficiency, reduce energy consumption and operating costs, and lower carbon emissions.

Property owners and managers are required to have energy

assessments of all air conditioning systems that have a total cooling capacity over 12kW (excluding refrigeration units), every five years.

We offer two types of surveys, **Compliance** and **Compliance Plus**:

- **Compliance** - the inspection includes a visual assessment and

examination of the air conditioning equipment and controls, and is followed up with a TM44 report, detailing our findings.

- **Compliance Plus** - in addition to Compliance, these more comprehensive surveys include key recommendations, including photos.

### Air conditioning system inspection (TM44)

Is this climate of the building controlled by air conditioning?

NO >

No inspection required under Energy Performance of Buildings Regulations

✓ YES

Is the total effective rated output of the system >12kW?

NO >

No inspection required under Energy Performance of Buildings Regulations

✓ YES

Inspections required 5 years from being put into service

Note: Other examinations may be required e.g. under PSSR or F GAS Directive.

## PRODUCT CARD

### Energy Performance of Buildings Certification (EPC)

An EPC is one of two certification requirements (EPC and DEC) that has been introduced as part of the Energy Performance of Buildings regulations. We provide energy certification services for commercial premises.

EPCs are required for every building that is built, sold or leased with a total area greater than 50m<sup>2</sup>. They show the theoretical energy efficiency of a building against comparative building benchmarks of a similar size, age and usage, and are valid for ten years.

The certificate rating is displayed on a scale from A-G and is always accompanied by recommendations on how to improve the energy efficiency of a building.

### EPC for Commercial Buildings

Is the building primarily/solely:

- used for worship or of temporary nature (<2 years)
- a workshop/industrial site/non residential agricultural building - with low energy demand
- a stand alone building <50m<sup>2</sup> but not a dwelling

YES >

EPC is not required

NO

Is the building under construction?

YES >

EPC required on completion of construction or within 5 days of completion

NO

Is the building being rented or sold?

YES >

EPC required to be made available to any serious perspective buyer or tenant

NO

EPC is not required



### The Minimum Energy Efficiency Standard (MEES)

This Standard is aimed at encouraging landlords and property owners to improve the energy efficiency of their properties. It's an offence to let a property where the efficiency rating is less than 'E', with non-compliance resulting in enforcement action and a fine.

## PRODUCT CARD

### Display Energy Certification (DEC)

DECs apply to owners, operators and managers of buildings occupied by a public authority or those providing a public service to a large number of people, with a total useful area greater than 1000m<sup>2</sup>. It shows the actual energy usage of a building based on its consumption as recorded over the past twelve months.

The certificate displays the energy consumption of the building on a scale from A–G and comes with an advisory report that details measures to improve the energy efficiency of the building.

How long a DECS is valid for depends on the size of the building;

- For buildings 250 – 999m<sup>2</sup>, the DEC and the accompanying advisory report is valid for ten years.
- For buildings 1,000m<sup>2</sup> or more, the DEC is valid for one year and the advisory report for seven years.

### DECs

Does the building belong to a public authority or institution providing public services or partially funded by public funds?

NO >

DEC is not required

✓ YES

Is the building visited by a large number of people?

NO >

Seek advice from Local Government Authority

✓ YES

Is building area >250m<sup>2</sup>?

NO >

DEC is not required

✓ YES

DEC required and to be displayed in a prominent place

#### For further information

To discuss how we can help you with your energy needs, please contact us:

Tel: 0345 076 0146

Email: [special.services@allianz.co.uk](mailto:special.services@allianz.co.uk)

Alternatively, visit us online at [allianz.co.uk/specialservices](http://allianz.co.uk/specialservices) for our full list of engineering services.