

FAQ sheet Number 3 Building Regulations 2000

Approved Document L2 Conservation of fuel and power in buildings other than dwellings

“My company manufactures electrical switchgear and we are receiving specifications asking for metering in accordance with the new Building Regulations, what do I need to provide?”

These new regulations came into effect on the first of April 2002 and are designed to improve the monitoring of energy consumption within buildings with a view to reducing carbon emissions.

Section 3.4 states “Reasonable provision would be to enable at least 90% of the estimated annual energy consumption of each fuel to be accounted for.”

The owner or occupier of a new or refurbished building is supplied with a building log book and within the log book is a schedule of the building’s energy supply meters and sub meters together with instructions on how the energy performance can be calculated and compared with published benchmarks.

An appropriate metering strategy needs to be put in place and detailed in the log book. Guidance regarding an “appropriate meter scheme” is provided as follows:

- Each separate building or tenanted areas over 500m² (*Please note if the tenant meter is also to be used to generate the bill, an Ofgem approved meter must be used – see FAQ sheet 2*).
- Boilers / CHP plant 50kW and above
- Chillers 20 kW and above
- Electric humidifiers 10 kW and above
- Motor Control Centres, pumps / fans above 10 kW
- Electrical distribution boards / circuits above 50 kW
- Any process load that is to be excluded from the benchmarking process.

What are the consequences as far as a new electricity distribution panel is concerned?

All three phase supplies of 75A and above will need to be metered. For single phase supplies the current rating will need to be above 200A before metering is needed unless the supply is for chillers or pumps etc as detailed above.

When it comes to a new main distribution panel, most circuits will be three phase and be rated for loads above 50kW and will need to be metered. For sub-distribution panel boards many supplies will be small single phase loads and these will not require metering unless they are for pumps / fans etc or they are for tenant billing.

For further details on Approved Document L2 Contact:
The Office of the Deputy Prime Minister www.safety.odpm.gov.uk/bregs

For help in defining an “appropriate meter scheme” please contact PRI.