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Metering & Government Regulations Building Regulations Part L2

Building regulations now cover the fitting of KWh Meters. This is dealt with within the Building Regulations Part L2, which covers all buildings other than dwellings.

This is divided into two sections:-

Part L2A New buildings

Part L2B Existing Buildings

A summary of the key points covered in the Part L2 Regulations are as follows, which recommends the fitting of KWh Meters in the following situations:

Firstly at least 90% of consumption needs to be accounted for by one of the following means

- Direct Metering
- Hours Run measurement of a known non variable fixed load

Meters need to be fitted in the following scenarios:

Incoming feed of any building over 500m²

Incoming feed of any separately tenanted area over 500m²

Incoming heating and cooling in any separately tenanted area over 2500m²

Final distribution boards over 50KW

Boiler / CHP installations over 50KW

Chillers rated over 20KW

Humidifiers over 10KW

MCC's powering fans and pumps over 10KW

Definitive information can be obtained from the government web site:-

http://www.odpm.gov.uk/stellent/groups/odpm_buildreg/documents/page/odpm_breg_029640.pdf

Other Regulations requiring Metering

Climate Change Levy Agreements (CCLA's). Following the last round businesses now need to provide metered data (rather than estimates of consumption) for the verification process.

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ENERGY MANAGEMENT SAVES MONEY - "YOU CANNOT CONTROL WHAT YOU DO NOT MEASURE"