

L2 Building Regulations and Legislation:

“L2 Building Regulations are complex and have been implemented by government to regulate energy usage in commercial buildings. What follows is a summary of the potential impact on our industry and how we can assist.”

- The Confederation of British Industry estimates that 30% of the energy that is purchased by UK companies is wasted.
- The Royal Institute of Chartered Surveyors estimates that UK buildings account for 44% of our carbon emissions.
- Global environmental concern.
- Rising energy costs.
- Widespread political and targeted commitment to reduce carbon emissions.



Within our industry we must consider metering & sub metering, specifically how energy must be monitored and reported.

Part L2 of the Building Regulations for non domestic buildings over 500m² stipulates that appropriate metering is included at the design stage so that building owners/operators can monitor where the energy is consumed. It states that the meters and sub meters must account for 90% of the estimated consumption in a building.

Property owners, operators and tenants must have accurate information about their energy usage and an overall figure does not meet this requirement, the information reported must show the different areas of consumption. They must be able to say, for example, how much energy is used for lighting, power, air conditioning etc.

This information then supports the action plans to address waste.

To summarise, the key objectives of Part L2 are:

- *Sub meter energy usage by plant, type of energy used or by area.*
- *Make energy users responsible and accountable (often through payment) for the energy used.*
- *Implement energy reduction technology and targets.*

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However, these regulations deliver financial benefits to the building owners, operators and tenants as well as making a contribution towards the stated aims of reducing energy and carbon emissions.

- When building owners and operators understand energy usage and can identify patterns and trends it can directly reduce consumption by up to 10%.
- Research shows that when tenants pay for their own electricity, overall consumption drops in the region of 15-25%.
- Capital investment in energy reduction initiatives may qualify for the Government ECA (Enhanced Capital Allowance) scheme.

They key question for design consultants, contractors and system integrators is what solutions should be specified and recommended that will deliver against the requirements and responsibilities set out in the L2 Building Regulations?

Whilst there are several ways to gather data from remote sites and 3rd party devices it is clear that the emerging favoured route is via IP (Internet Protocol). It is important that the needs of the building are evaluated to determine the best system and to consider if extra features can bring additional benefits.

Typically it may be required that the data is transferred to a central BeMS system and the Synapsys Solutions interface product range offers this in a simple to install, cost effective package.

What next?

Updates and additional legislation are due in October 2010 and we will issue a News Bulletin covering these changes but in the meantime how can we help you?

“With a comprehensive range of interface products for ModBus, MBus & SNMP protocols we can help you easily link meters, sub-meters & plant to BeMS systems with energy management & monitoring functionality and virtual metering”

Brochures and Datasheets can be viewed and downloaded on our website. Please do not hesitate to call or email for more information and to request a quote.