

TM44 Inspection Guidance

As the owner of an air conditioning system, you may be required to ensure compliance with various regulation, including the **Energy Performance of Buildings (England and Wales) Regulations 2012**, as amended in 2020 (the EPB Regulations).

Under these regulations, the person who controls the operation of a refrigerant air conditioning system with an effective rated output of more than 12kW must arrange a TM44 inspection at the required intervals.

A TM44 inspection focuses on energy efficiency. Its purpose is to provide a comprehensive report on the efficiency of an air conditioning system and guidance on how this can be improved.

To complete a TM44 inspection, an accredited energy assessor will visually inspect your AC system and its controls. They will also evaluate how effective the system is for the size of the area being covered.

A report is produced and logged with Defra including:

- the efficiency of the system
- any faults found
- the effectiveness of equipment maintenance
- the suitability of controls and settings

It will also include any recommendations for improvements.

Who Needs a TM44?

A TM44 inspection is required for any air conditioning system that uses refrigerant and has output of more than 12kW (including multiple smaller systems that have a combined output of 12kW or more).

How often is a TM44 required

A TM44 inspection is a mandatory requirement that must be carried out no more than five years from installation date and five years from the previous inspection.

TM44 a Legal Requirement?

TM44 inspections are mandatory, though as mentioned there is no legal obligation that you follow the recommendations laid out in your report.

They must be completed by an accredited energy assessor.

To stay fully compliant, the person who controls the operation of a qualifying air conditioning system must:

- Ensure TM44 inspections are done in accordance with the requirements and timetable of the regulations.
- Keep the most recent TM44 inspection report provided by an accredited energy assessor.