

**Explanatory notes for building not covered by BEEO or  
Non-CBSI conducting energy audit**

The following listed requirements/guidance as extracted from the Energy Audit Code (EAC) [latest version] and the Technical Guidelines on EAC (TG) [latest version] can be applied to the energy audit (EA) taking place in a building not prescribed under the BEEO.

The Remarks column elaborates the suggested modification or adjustment upon the requirements/guidance to suit the non-prescribed building in particular of the nature listed below:

- unit(s) of a commercial building;
- unit(s) of an industrial building;
- common area of a residential building; and
- common area of an industrial building.

<b>EAC / TG Clause No.</b>	<b>Short Title/ Topic</b>	<b>Remarks</b>
TG Cl. 3.1.3	Central Building Services Installation (CBSI)	The concepts of CBSI are application to commercial, industrial and residential buildings.
TG Cl. 4.2.3 (b) & 4.2.3 (c)	Requirements on Energy Audit Report	Qualified person to conduct EA are: <ul style="list-style-type: none"> <li>- An REA registered under the BEEO; or</li> <li>- A RPE registered under Cap 409 or a MHKIE and is of the relevant disciplines being qualified for engineering works relating to energy efficiency in buildings</li> </ul>
EAC Cl. 5 TG Cl. 5	Objectives of Energy Audit	
EAC Cl. 6.1 TG Cl. 6.1 TG Figure 6.1	Overview of Energy Audit	
EAC Cl. 6.2 TG Cl. 6.2 TG Table 6.2	EMO Categorization	
EAC Cl. 7.1 TG Cl. 7.1.1 & 7.1.2	General Requirements of EA; Preparation for EA;	EA scope may involve BSI in a building unit(s) (where the BSI(s) is /are owned by the

TG Figure 7.1.2	Summary of EA Requirement	tenant) instead of CBSI only.
EAC Cl. 7.2 TG Cl. 7.2 TG Table 7.2	Collection of Building Information	Internal floor area for EUI computation should be adjusted in accordance with the involved scope of the EA.
EAC Cl. 7.3 TG Cl. 7.3	Review of Energy Consuming Equipment;	
EAC Cl. 7.3.1 TG Cl. 7.3.1	Technical & Operation Characteristics;	
EAC Cl. 7.3.2 TG CL. 7.3.2	Identification and Calculation of Power and Energy Consumption	
TG Cl. 7.3.3 (b), TG Figure 7.3.3 (b),	Metering for Shared Service, Supply to Units <ul style="list-style-type: none"> <li>● Estimation of electrical energy for air-conditioning to units</li> </ul>	Applicable for building units being feed with a/c source under landlord (building owner) and the energy consumption under landlord's account also.
EAC Cl. 7.4 TG Cl. 7.4	Identification of EMO	
EAC Cl. 7.4.1 TG Cl. 7.4.1	EMOs Based on Operation Characteristics; EMOs Based on Power & Energy Consumptions	
EAC Cl. 7.4.2 TG Cl. 7.4.2	Identifying EMOs by Comparison with Design and Established References / Standards	
TG Cl. 7.4.4	EMO Associated with Equipment Replacement or Addition	
TG Table 7.4.5	Evaluation & Appraisal for Potential EMO Identification	
EAC Cl. 7.5 TG Cl. 7.5	Cost Benefit Analysis	
EAC Cl. 7.6 TG Cl. 7.6	Recommendations	
EAC Cl. 7.7 TG Cl. 7.7	Compiling EA Report	
EAC Cl. 8.1	Information for EA Report	

TG Cl. 8.1		
EAC Cl. 8.2 TG Cl. 8.2	Executive Summary	<p>For EA confined in a building's unit:</p> <ul style="list-style-type: none"> <li>● EUI's denominator should be total internal floor area of that unit;</li> <li>● EUI should include BSI(s) with the energy consumption or electricity under the building owner's account.</li> </ul> <p>For EA covered common area only:</p> <ul style="list-style-type: none"> <li>● EUI's denominator should be the total internal floor area of the common area.</li> </ul> <p>The methodology of deriving the EUI should be properly recorded in the EA Report.</p>