

Air Leakage Testing Checklist

Commercial

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1. Build stage

To ensure compliance, the pre-completion air leakage test **must be conducted after the second fix is complete**. Consider waiting to lay carpets until after the test, as it may be easier to undertake any remedial works—especially at main leakage points such as where the skirting meets the floor.

2. Drawings

Please send us floor plans, sections, and elevations if you haven't already. This helps us to accurately measure the surface area, leading to better results. Send these drawings to your Relationship Manager so we can calculate before the test.

3. Target

We can't determine if we pass without an air leakage target. Please ask your SBEM assessor for this information and provide it to your Relationship Manager.

4. Power

Each plot will need power. We require 110v / 240v sockets by an external door that will be used to locate the fan. **No power, no air leakage test.**



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5. Ventilation and temporary air sealing

Please **switch off and** temporarily cover all ventilation (including background) in the building. Check all roof windows are shut, including any vents – this can sometimes get missed by the engineers.

If you are unable to switch off and seal up all ventilation ahead of testing this will affect the accuracy of the results. We recommend using air sealing tape from airsealingexpert.co.uk.

6. Height

Any ventilation higher than 2.6m requires sealing prior to our arrival due to health and safety issues working at height restrictions. If you are unable to seal up any ventilation above 2.4m but less than 3.2m ahead of our engineer's arrival, we will require a stepladder to be provided by site that conforms to BS EN 131, to safely access the vents. If the vents are higher than this, or are situated in an awkward position that would require overreaching or that prevents the stepladder being fully opened and locking mechanisms engaged, you **MUST** arrange the temporary sealing as the engineer will not be able to do it for you.

7. Water

Please ensure water is in all the traps (sinks, toilets, and utility waste pipes) as it will affect your air leakage test and may cause unpleasant odours when we depressurise the building.

8. Trades and access

We need easy access to all plots that require testing. We understand finishing the development is crucial, but having the place to ourselves would help us detect leaks faster. If this isn't possible we're willing to cooperate with you.



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9. Door

We require an external door frame of standard size to fit our square adjustable frame. You may need to modify the opening to suit our template. The minimum size opening is 700 x 1300mm, and the maximum is 1100 x 2400mm.

10. Parking

We need a parking spot within 20 meters of the plot we are testing, as the equipment is heavy and very expensive. If no parking can be provided please notify your relationship manager, as parking charges will be added to the final invoice.

11. Location and site address

We aim to arrive at the designated time window, so to help us be as efficient as we can, let us know if there are any difficulties finding the site. Ideally, send us [what3words](#). For your certification records we will require the registered site address. Please ensure the correct address is used on all correspondence, as changes will incur an additional cost.

12. Signature

A site manager or representative must be present throughout the duration of the testing—for our own safety—and be able to provide a signature once we are finished.