SMART BUILDINGS SHOW 2026

# Would You Let your Building Run Itself?





tekifi.

MODERATOR

**Conor Cleary**
Tekifi

Level9AI

PANELLIST

**Shailendra Kumar**
Level9AI

BROCKTON EVERLAST INC.

PANELLIST

**Ben Vinten**
Brockton Everlast

IT & Digital Infrastructure Theatre | Thursday 15 October 2026 | 11:45 to 12:20

# Would you hand over the keys?

SHOW OF HANDS

**1** Would you let AI adjust your building's heating and cooling tonight?

**2** Would you let it do so without anyone knowing?

THE QUESTION BEHIND THE TITLE



**Authority**
How much?



**Scope**
Over which systems?



**Supervision**
Under whose watch?



**Fallback**
And if it goes wrong?

# Types of AI in buildings

### Machine learning

Learns patterns from historical data

**IN BUILDINGS**

Energy baselines, anomaly and fault detection

### Deep learning

Neural networks for complex time-series data

**IN BUILDINGS**

Load and occupancy forecasting, predictive maintenance

### Computer vision

Interprets images and video

**IN BUILDINGS**

Occupancy counting and space utilisation

### Reinforcement learning

Learns a control policy from feedback

**IN BUILDINGS**

Plant and HVAC optimisation, trained in simulation first

### Large language models

Understand and generate language

**IN BUILDINGS**

Plain-English BMS queries, alarm summaries, O&M search

### Agentic AI

An LLM that plans and calls tools

**IN BUILDINGS**

Investigate a fault, raise a work order, propose or apply a change

**Most building applications combine several of these.** Agentic AI is where advice starts to become action.

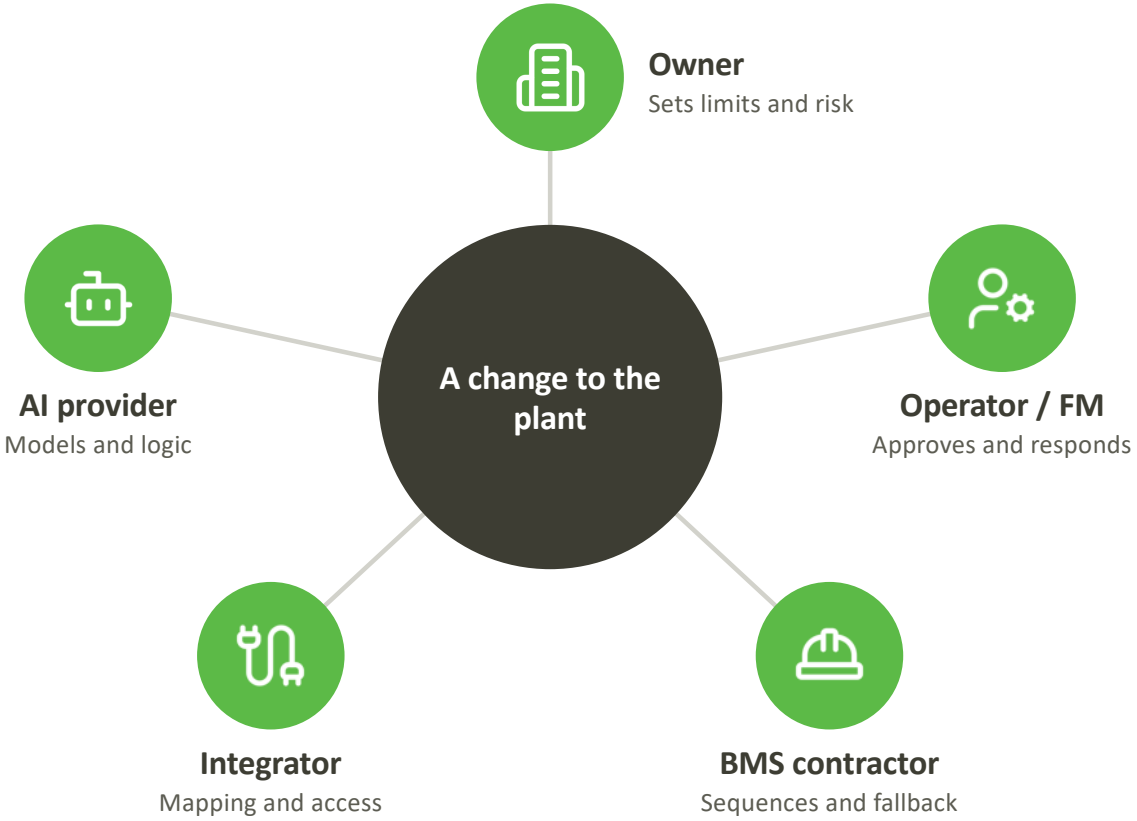
# What could go wrong?

| | 06:30 | 07:30 | 09:00 |
|---|---|---|---|
| **What the AI saw** | Predicts low occupancy and raises the chilled-water temperature | Zone sensor reads 22 °C, within limits, so no further action | No alarm raised, as the outcome appears to match the prediction |
| **What was actually happening** | A chilled-water valve on level 4 has an unresolved fault and cannot open fully | That sensor is mislabelled and sits in a different, cooler zone | Level 4 reaches 26 °C and occupants start to complain |

***The system acted consistently on the information it had. The information was wrong.***

**Who should have caught it, and who can put the building back into a known good state?**

# Who decides, who responds?




ALSO TEST

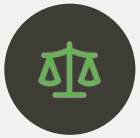
- Cyber access
- Warranties
- Records
- Insurance
- Rollback

# If it goes wrong, who is liable?



## Contract

Appointments, licences and warranties set scope, standard of care and liability caps. Most commercial losses land here.



## Negligence

Did each party use reasonable skill and care in commissioning, configuration and supervision?



## Product liability

EU: software and AI are products from 9 December 2026. Covers injury and data loss, not business property. UK regime under review.



## Regulation

EU AI Act high-risk duties from December 2027 where AI is a safety component of critical infrastructure. NIS2 for cyber.

### THE EVIDENCE THAT DECIDES IT



**Who granted write access**



**What limits were set and tested**



**What the system logged**



**Who was alerted, and when**



**Who approved the change**

*A human approval step also moves responsibility towards the approver.*

# Prepare the building before the AI

**AI with authority to act**



### Sound baseline controls

Commissioned, documented, with manual fallback



### Meaningful data

Consistent naming and semantic tags



### Secure access

Open interfaces, scoped write permissions



### Governance

Agreed limits, a named owner, rollback



### Evidence of benefit

Baseline, pilot, measure, then expand

**A verified, commissioned BMS**

*Before we ask whether the AI is clever enough, we should ask whether the building has explained itself clearly enough.*

# The conversation in five years

| | TODAY | BY 2031, LIKELY |
|---|---|---|
| **Role of AI** | Advises; people approve and act | **Bounded autonomy routine on proven plant; agents coordinate across systems** |
| **Data** | Naming and tagging inconsistent between projects | **Semantic models specified at design and handed over as standard** |
| **Assurance** | Pilots and supplier claims | **AI behaviour commissioned, tested and evidenced like any other system** |
| **Liability** | Tested through contracts; rules still bedding in | **AI Act duties in force, early case law and standard AI contract clauses** |
| **FM teams** | Monitor alarms and dashboards | **Set limits, supervise agents and handle exceptions** |

**What will not change:** the plant still needs commissioning, the data still needs verifying and someone still owns the outcome.

# Would I let it run my building?

| | |
|---|---|
| Make limited, reversible adjustments | Yes (soon) |
| Control the whole building with supervision | Potentially |
| Control the whole building without oversight | Not yet |

*The aim is to know what the building is allowed to decide, how we know it was right and who steps in when it is wrong.*

WOULD YOU LET THE BUILDING RUN ITSELF?

# Questions



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