



Energy Performance Certificates (EPC's) and Building Regulations

What is an Energy Performance Certificate?

An Energy Performance Certificate (EPC) provides a rating for the energy performance of a building (or part) similar to the certificates provided with domestic appliances such as fridges and washing machines on a scale of A to G, where A is the best.

A recommendation report is attached to the certificate, providing information about ways to improve the energy efficiency of the property and the rating that could be achieved if all the recommendations are implemented.

When will Energy Performance Certificates become law?

From 6th April 2008 certificates will be required when newly created dwellings (houses and apartments), buildings modified to form dwelling(s) and commercial buildings (with a floor area over 10,000m²) are built. From 1st October 2008 all new builds will require an EPC and Building Control will not be able to issue a Completion Certificate until it has been provided. Some EPC's are already required, a time table of introduction is produced below.

Energy performance measures for buildings – timetable for introduction		
What is affected	What is required	When it will be required by law
Homes – when sold (marketed sales only)	Energy Performance Certificate	Phased from 1 August 2007
All remaining Homes – when sold (non marketed sales)	Energy Performance Certificate	From 1 October 2008
Homes – when built	Energy Performance Certificate	From 6 April 2008
Homes – when rented	Energy Performance Certificate	From 1 October 2008
Commercial buildings > 10,000m ² – when built, sold or rented	Energy Performance Certificate	From 6 April 2008
Commercial buildings > 2,500m ² – when built, sold or rented	Energy Performance Certificate	From 1 July 2008
All remaining commercial buildings – when built, sold or rented	Energy Performance Certificate	From 1 October 2008
Public buildings > 1000m ²	Display Energy Certificate – displayed at all times	By 1 October 2008
Air conditioning systems > 250kW	First inspection	By 4 January 2009
Air conditioning systems > 12kW	First inspection	By 4 January 2011

Building Control will not be involved with the preparation and checking of Energy Performance Certificates when properties are let and sold. Trading Standards Officers will be responsible for investigating any complaints and enforcement action.

What does this mean in practice?

If you are a builder or applicant, and working to the current Building Regulations that were last amended in 2006, you are already required to provide an energy rating to building control for your new homes using SAP (Standard Assessment Procedure).

For all buildings and sub-division of buildings that are physically completed after the relevant dates on the table overleaf there will be a requirement to provide an EPC to the owner, with evidence shown to Building Control.

How do I get an Energy Performance Certificate?

By law, Energy Performance Certificates can only be produced by an accredited On Construction Energy Assessor. People who are already doing SAP calculations to show that they meet Target Emission Rates as part of the Building Regulations will need to join an accreditation scheme before they can produce EPC's.

Energy Performance Certificates must be registered and stored in the national register at www.EPCregister.com with a unique reference number. This must be done by the On Construction Energy Assessor in conjunction with their accreditation scheme.

If I have Building Regulation Approval what do the recommendations mean?

Compliance with Building Regulations is a minimum standard therefore there is room for improvement! The recommendations contained within the EPC are a list of cost-effective improvements that can raise the rating of the property towards the highest A rated (a zero carbon home). There is no obligation to act on the recommendations. However improving the energy efficiency of your property will reduce fuel bills, cut carbon emissions and could make the property more attractive to potential buyers or tenants in the future

For further information visit:

Communities and Local Government

www.communities.gov.uk/epbd

Helpline: 0845 365 2468

Email: help@epbduk.info

Home Information Packs

www.homeinfopacks.gov.uk

Email: homeinfopacks@communities.gsi.gov.uk

Building Regulations Part L

www.planningportal.gov.uk

Energy Performance Certificate Register

www.EPCregister.com

