

ENERGY PERFORMANCE CERTIFICATES



Nearly all buildings will soon require an Energy Performance Certificate (EPCs).

EPCs have been introduced to comply with the European Energy Performance of Buildings Directive 2002/91/EC (EPBD). EPBD's aim is to reduce greenhouse gases following the Kyoto Protocol 1997.

Energy Performance Certificates will be produced using Government approved protocol software. For commercial or non-domestic buildings and public buildings the software adopted is iSBEM. For domestic properties the SAP methodology is adopted. Energy Performance Certificates can only be undertaken and prepared by approved Energy Assessors.

Graham + Sibbald will be ready for the new legislation by providing training to ensure staff are approved Energy Assessors.

The key dates for the introduction of EPCs in both Scotland and England and Wales are outlined below:

<u>SCOTLAND</u>		<u>ENGLAND & WALES</u>	
Commercial Sale	- 4 th January 2009	Commercial Buildings > 50m ²	- 1 st October 2008
Commercial Rental	- 4 th January 2009	Public Buildings	- 1 st October 2008
Public Buildings	- 4 th January 2009	Domestic New Construction	- 6 th April 2008
Domestic Rental *	- 4 th January 2009	Domestic Sales and Rentals	- 1 st October 2008
Domestic Property **	- 1 st December 2008		

The following buildings are exempt and do not require an Energy Performance Certificate:-

- Buildings with no fuel or power to condition or control the internal environment.
- Non-domestic buildings and buildings that are ancillary or stand alone which have an area less than 50m².
- Some conversions, alterations and extensions to buildings.
- Limited life buildings with a life of less than 2 years.
- Buildings to be demolished (English legislation only at present).
- Places of worship (English legislation only at this stage).

Energy Performance Certificate for buildings other than dwellings

Building Energy Performance		Scotland
Calculated asset rating using	Building type	Current rating
	Carbon Neutral	Excellent
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
	D (46 to 60)	
	E (61 to 80)	
	F (81 to 100)	
G (100+)		
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year.		
Approximate current energy use per m ² of floor area:		
Main heating fuel:		Ventilation:
Renewable energy source:		Electricity:
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1.		
2.		
3.		
Address:		
Conditioned area:		
Name of protocol organisation:		
Date of issue of certificate:		
This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.		
N.B THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION		

Owners and vendors of buildings are responsible for obtaining an EPC.

The maximum penalty for not holding an EPC is £5,000.00. Once fined an EPC is still required.

* Will require an EPC on the occasion of the first letting after 4th January 2009.

** Sold on or after 1st December 2008 will require an EPC as part of the new Single Survey.