



energy performance certificate

NON-DOMESTIC EPC

AN INTRODUCTION

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On the 4th January 2009 it becomes mandatory for all sales, lettings, assignments and sub-leases (to new tenants) of non-domestic property to have an Energy Performance Certificate in compliance with the European Performance of Buildings Directive 2002.

It is estimated that at the present time 50% of the carbon dioxide emissions within the UK are generated by the use of electricity and gas for heating, lighting and powering both the domestic and the non-domestic stock. Approximately 20% of the CO₂ emissions in the UK are generated by the non-domestic stock. Carbon dioxide emissions are one of the major factors in the generation of greenhouse gases and consequently global warming and it is considered essential, by Governments, that in CO₂ emissions are reduced. EPCs are an instrument to measure CO₂ emissions from buildings

Software, approved by Scottish Building Standards, is required for non-domestic EPCs, and is considerably more complex than the residential software. The software takes account of a considerable number of factors within the property including the construction of both external and internal walls, floor, ceiling and roof constructions in addition to service provision. The heating and appropriate cooling system requires to be identified and efficiency ratios obtained. The hot water generation requires to be identified and recorded, as do differing lighting systems.

In order to allocate the relevant heating, lighting and hot water systems, the building that is being surveyed requires to be divided into a number of zones. Zoning is carried out on a gross internal basis and includes internal walls. Once the services have been identified and the zoning exercise carried out, each envelope, that is walls, floors and ceiling, of each zone require to be entered into the software so that the software can calculate the likely amount of energy consumed by the building.

On completion of the data entry, an Energy Performance Certificate for the property will be produced. This certificate bands the property between A (very efficient) and G (very inefficient). The certificate will also give an indication of the likely banding had the property been constructed to current energy standards. The Energy Performance Certificate will also include a series of recommendations for the improvement of the energy efficiency of the property. These recommendations are generated by the software.

At the present time the recommendations are only advisory however a consultation exercise currently being carried out by the Scottish Government suggests that these recommendations may become mandatory. In addition to this, the consultation exercise is also suggesting that, EPCs apply to all non domestic stock, that the life of an Energy Performance Certificate be reduced to five years, and that a Display Energy Certificate is also calculated at the same time as the Energy Performance Certificate.

In response to the expected demand for EPC and energy efficiency advice Speirs Gumley have set up a commercial energy assessment division, headed by William Mair, a Chartered Building Surveyor of 20+ years who is also a qualified Energy Assessor. Should you wish to discuss any matter in relation to Energy Performance Certificates please do not hesitate to contact William on 0141 302 1273 or by email wmair@speirsgumley.com .