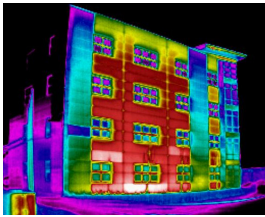


Energy Performance Certificates – England & Wales



Nationwide Coverage

Call. 01382 228 700

What is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate is a document which states the energy efficiency of a building. Each property is graded from A to G. (A is the best performance with lowest CO₂ emissions).

The estimated CO₂ emissions from the building are the main focus of the certificate. The performance of the property is compared to current building standards and appropriate improvements recommended.

The EPC must be fixed to the building and will be valid for a period of up to ten years (subject to not being sold or rented in that time). At present there are two types of EPC, one for dwellings and another for all other building types including "Public Buildings".

It is the responsibility of the Local Authority to enforce the legislation.

An IRT EPC uniquely provides you with far more than a simple A/B/C rating. Using our unique energy software we can provide you with quantified thermal images allowing you to add value to your client, the EPC itself, learn more about the fabric condition and above all – arrive at a schedule of repairs that will improve the properties rating.

What constitutes a Public Building?

ALL of the conditions must be met for a building to be classified as Public

- the building is occupied by public authorities or provides public services to a large number of persons;
- the building is frequently visited, at least weekly, by members of the general public;
- the public have a right of access to the building, or parts of the buildings providing services directly to the public; and
- public funding, including part funding, is used to operate, general upkeep, or fund staff costs.

Examples include colleges, community centres, libraries, hospitals, benefit offices and crematoria.

Summary of Implementation – England & Wales

Category	Date of Introduction
All buildings with floor area over 10,000m ²	6 th April 2008
All buildings with floor area over 2,500m ²	1 st July 2008
All buildings with floor area over 50m ²	1 st October 2008
Properties marketed before 6 th April or 1 st July	1 st October 2008

Building Energy Performance

Calculated asset rating using IRT-EPCC (Insert calculation tool e.g. IRT-EPCC)

Building type (e.g. office)

Current rating

Carbon Neutral (insert the assessed flag rating and grading letter - where the calculated numerical rating is below the middle of the range, a "+" suffix should be included with the grading letter - see example below)

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+)

Very Poor

E +

Carbon Dioxide Emissions
 The number refers to the calculated carbon dioxide emissions in terms of kg per m² of floor area per year.

65

Approximate current energy use per m² of floor area: (insert in kWh/m² per year)

Mean heating fuel: (insert type e.g. Oil) Ventilation: (insert type e.g. Mixed)
 Renewable energy source: (if applicable) Electricity: (insert source e.g. Grid)
 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 (insert at the date of issue of this certificate) would have a rating: (insert appropriate CO₂ emissions e.g. 31)
 (insert the accompanying recommendations for the most effective improvement of energy performance are applied, this building would have a rating: (insert appropriate CO₂ emissions e.g. 65))

Recommendations for the most effective improvement (insert cost measures of the energy performance)
 1. (e.g. install additional thermal insulation in roofspace)
 2.
 3.

Address: Unit 1A, Any Business Park, Anytown, Anywhere, ZY1 2Z
 Conditioned area: (insert non-cooled floor area in m²)
 Name of protocol organisation: (insert name) (Registration Number - optional)
 Date of issue of certificate: Day/Month/Year (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.
NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Example Commercial EPC

Seabrook
 20 Greenmarket
 Dundee
 DD1 4QB

Date: 20100208
 Inspector: G. S. LIME
 PRC: 3048

25.4 °C
 7.3

Present (average):

Area (m ²)	kWh/m ²	CO ₂ (kg/m ²)	£/m ²
112	83	33	41.11

This image shows that this property has 11.23% of energy inefficient. By installing the insulation with an equivalent mass to that installed you could save £41.21 on your annual energy bill.

This would provide a saving of £334 over the expected lifetime of the insulation @ 20 years.

Total fabric carbon saving = 11.2 kg.
 Recommended EPC Rating = F

Additional IRT- EPC