

# Energy Performance Certificates of Commercial Buildings



**Key:**

A = 0-25

B = 26-50

C = 51-75

D = 76-100

E = 101-125

F = 126-150

G = over 150

The Brentwood Group is one of the first professional practices to have skilled Energy Auditors qualified to carry out level 4 and 5 assessments for commercial buildings.

#### THE NEW REGULATIONS

The Energy Performance of Buildings Directorate (EPBD) is the European Directive approved in 2003 to raise energy efficiency standards within the European property market. The update of the Part 'L' of the Building Regulations in May 2006 requires the preparation of Energy Performance Certificates (EPC's) and Display Energy Certificates (DEC's) to be implemented in full by January 2009. The Government's ambition is to set zero carbon as the performance target for new non-domestic buildings by 2019.

#### ENERGY PERFORMANCE CERTIFICATES

The Energy Performance Certificate (EPC) is intended to inform potential buyers or tenants about the energy performance of a building so they can consider energy efficiency as part of their investment. The EPC is required for every building when constructed, sold or let from 1<sup>st</sup> October 2008. The certificates will include an overall energy rating expressed as a CO<sub>2</sub> emission on an A to G colour coded bar chart scale with A being the most efficient and G least efficient.

The EPC will include recommendations for cost effective improvement of energy performance and will remain valid for 10 years provided there are no changes to the layout or construction of the building.

#### DISPLAY ENERGY CERTIFICATES

Buildings over 1,000m<sup>2</sup> occupied by public sector organisations will be required to have a Display Energy Certificate (DEC) from October 2008. This will enable the public to ascertain how well the building performs on an energy usage basis. The DEC will detail the building's energy usage based on meter readings or energy bills. Every 7 years, each building will also require an energy survey and report by an independent Energy Assessor with recommendations for cost effective improvement of energy performance of the building.

#### ENFORCEMENT

The new Regulations are enforceable by Law. DEC's will be enforced by the Local Authority Trading Standards Officer with random checks and a copy of the building EPC will be requested by the Solicitor acting for buyers/tenants.

## Headline News

The Brentwood Group  
have in-house skilled  
Energy Auditors

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