



BUILDINGS LEGISLATION UPDATE

The Energy Performance of Buildings Directive (EPBD)

What is the EPBD?

- ◆ It is intended to reduce the use of energy in commercial & domestic premises and was issued by the EU in 2002. It was left to the Member States to use their own regulatory structure for implementation.
- ◆ Part L (1&2) of the Building Regulations, issued in 2006, implemented the regulations relating to new equipment in both domestic and commercial buildings.
- ◆ From October 2008 any commercial building built (or converted), for sale or to let requires an **Energy Performance Certificate**.
- ◆ From October 2008 a **Display Energy Certificate** is required for all public buildings over 1000m².
- ◆ By January 2009 air conditioning systems over 250kW must have had their first inspection.
- ◆ By January 2011 air conditioning systems over 12kW must have had their first inspection.

A Brief Explanation of the Energy Performance Regulations

Energy Performance Certificates (EPCs)

- ◆ An EPC is valid for 10 years and will be stored on a national register.
- ◆ An EPC records the operational **energy performance rating** from A (good) to G (poor) which is based upon the physical characteristics of the building, how it is used and the equipment employed for heating, cooling, hot water, ventilation and lighting.
- ◆ A rating is also given showing the theoretical optimum performance of the equipment.
- ◆ There will also be an **environmental impact** (Carbon Emission, CO₂) rating which is based upon how much energy is used by the above systems. The lower the figure, the lower the CO₂ emissions.
- ◆ It will be accompanied by a recommendation report of how the energy rating and emissions could be improved.

Display Energy Certificates (DECs)

- ◆ These show the actual usage of energy of a building recorded from gas, electric meters etc. and must be renewed annually.
- ◆ They must be prominently displayed where the public can see them
- ◆ They are required for all public authority buildings and buildings occupied by institutions providing public services to a large number of people such as private & local government buildings, libraries, swimming pools etc.
- ◆ A DEC is always accompanied by an Advisory report that lists measures to improve the energy rating of the building. This is valid for seven years.

Air Conditioning Inspections

- ◆ The initial inspection is triggered by the effective rated output given in kW as stated by the manufacturer of the system in continuous operation.
- ◆ A 'system' is defined as one or more units within a building or part of a building controlled by a single operator **not** the individual outputs of various units within the building.
- ◆ The inspection reports on both the physical condition of the system components and the way it is operated.
- ◆ Inspections must be completed every five years.
- ◆ A written report with recommendations of improving energy efficiency accompanies each inspection although there is no requirement to act on these other than to reduce energy consumption.

All assessments and inspections must be carried out by energy assessors who are members of an accredited scheme eg BESCA.

Useful link: www.communities.gov.uk/planningandbuilding/energyperformance has comprehensive details of the regulations and series of useful booklets.

To discuss your compliance with the Directive, contact us at the above address.