

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates (EPC's) will soon be required for commercial properties in the UK. This will be compulsory on change of lease, sale of the property or every 10 years; as well as for most buildings, which have public access. Most Building owners are not sure what an EPC is, if they need one or where to obtain an EPC from. Triangle Eco-Consulting has the answers.



When will I need an Energy Performance Certificate?

The Government has launched energy performance certificates (EPC) for commercial buildings to help cut carbon emissions, the new measures are intended to help tackle climate change.

The requirement for an EPC will be compulsory on change of lease, sale of the property or every 10 years; as well as for most buildings, which have public access. The energy performance certificates will be implemented during 2008 starting with buildings over 10,000 m² from 6th April on the 1st July buildings over 2,500 m², with all other buildings requiring EPC's from 1st October.

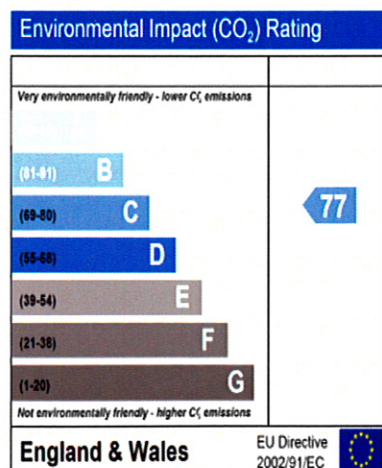
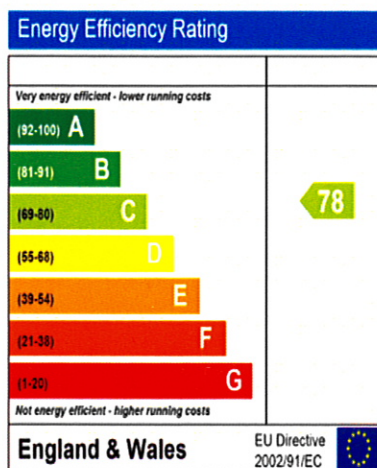
Why do I need an EPC?

Energy ratings similar to the consumer-friendly fridge ratings will have to be produced for every commercial property bought and sold in England.

The requirements for commercial buildings to have an EPC, form part of the UK's government's response to the EU Energy Performance in Buildings

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a building. The higher the rating the more efficient the building and lower the fuel bills.



Environmental Impact Rating

The environmental impact rating is a measure of a buildings impact on the environment in terms of its carbon dioxide emissions, the higher the rating the less impact on the environment.

What is the aim of the EPC?

Buildings are major consumers of energy. Around 40% of final energy consumption in the European Community is in the buildings sector. EC research has indicated that by improving energy efficiency, carbon emissions from buildings could be reduced by 22%.

This will help the EU to meet its climate change objectives under the Kyoto Protocol commitments as well as improve the energy performance of new and existing buildings.

Who is responsible for obtaining the Energy Certificate?

For buildings that are to be sold, the building's owner will be responsible for providing a certificate.

What buildings will be exempt?

The following places will not require an EPC:-

Places of worship.

Stand-alone building of less than 50 square metres (except for dwellings.)

Temporary buildings with a planned time of use of 2 years or less.

Buildings with a low energy demand (e.g. barns).

In some circumstances buildings to be demolished are exempt from requiring a certificate.

How Can Triangle Help?

Triangle Consulting Engineers will be registered by the Chartered Institute of Building Services Engineers (CIBSE), Low Carbon Energy Assessors accreditation scheme approved by the government by the time EPC's come into force during April 2008.

As a member of the CIBSE low carbon consultants scheme Triangle Consulting Engineers will be one of the first in the Region to become approved assessors. Triangle Consulting Engineers are currently able to assist clients in the preparation for EPC's.

What can be done now?

The following services can be provided prior to the new legislation coming into force:-

Obtain floor plans of the building to be certified, or carry out measured surveys where drawings are not available.

A desktop study to 'Zone' the building for data input into the software model.

Site surveys to review insulation, heating systems, cooling systems, electrical systems.

Who can I contact?

Our energy experts within Triangle Eco-Consulting have experience in carrying out energy assessments for all types of building.

If you would like to discuss EPC's or have a property which will require an EPC please contact:- David Carter or Kevin Woodhouse.

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