



Energy Performance of Buildings
(Certificates & Inspections)
Regulations Northern Ireland 2008

Advice & Information

- Energy Performance Certificates (EPC)
Commercial / non-dwelling
- Display Energy Certificates (DEC)
- Air Conditioning inspection reports

Know Your Responsibilities



Commercial / non-dwelling EPC

When is a Commercial EPC needed?

By law you must have a commercial EPC if you are:

- selling your commercial property as soon as the property is being marketed, or
- renting out your commercial property as soon as the property is being marketed, or
- if you have modified your building so that it is altered to create a number of different units which will be used separately. For example a large building being split into smaller units.

What are the benefits?

A commercial EPC tells you which energy band your building falls into. It uses a scale of A-G, similar to labels on domestic white goods such as washing machines or microwaves.

A = very good, building is more energy efficient

G = very poor, building is less energy efficient

A good rating could also maximize the property's marketable value.

A commercial EPC is accompanied with a recommendation report

The report will identify:

- a list of cost effective measures that can be undertaken to improve the energy efficiency of the building.

- cost savings for heating/cooling, lighting and hot water can be made by implementing the measures recommended in the report.

A commercial EPC is valid for 10 years, even if the tenancy changes during this period.

What are the Penalties for not having a commercial EPC?

If you do not provide a commercial EPC you can be fined

- 12.5% of the rateable value of the building
- A penalty notice may be enforced by your local council and will be between £500 and £5000.

You can be fined more than once.

Where can I get a Commercial EPC?

You can find a list of Government accredited non-domestic energy assessors in your area by visiting the website: www.epbregisternd.com or look up the Yellow pages, under 'Energy Consultant' or 'Energy Conservation Consultants'.



Display Energy Certificates (DEC)

What buildings need to have a Display Energy Certificate (DEC)?

Buildings that need a DEC and accompanying advisory report must meet all of the following criteria

- are occupied in whole or part by public authorities or by institutions providing public services to a large number of persons, and
- are frequently visited by members of general public, and
- have a total useful floor area of over 1000m² (this may decrease with further changes to the legislation)

Typical buildings which would be covered by this legislation would include for example local council buildings, schools, colleges, universities, PSNI stations, hospitals, court houses.

A DEC must be replaced every year and the advisory report must be replaced every seven years.

What are the benefits of a Display Energy Certificate?

The DEC will clearly show the energy rating and CO² emissions of the building to people who visit it. They can compare its energy rating with other similar buildings.

The DEC shows the energy ratings every year for three years demonstrating any efficiency improvements made during this period.

The accompanying advisory report will offer recommendations to help improve the buildings energy rating, which in turn should reduce your buildings heating/cooling and lighting costs.

A more energy efficient building will help reduce your carbon footprint while saving overall heating, lighting and electricity costs.

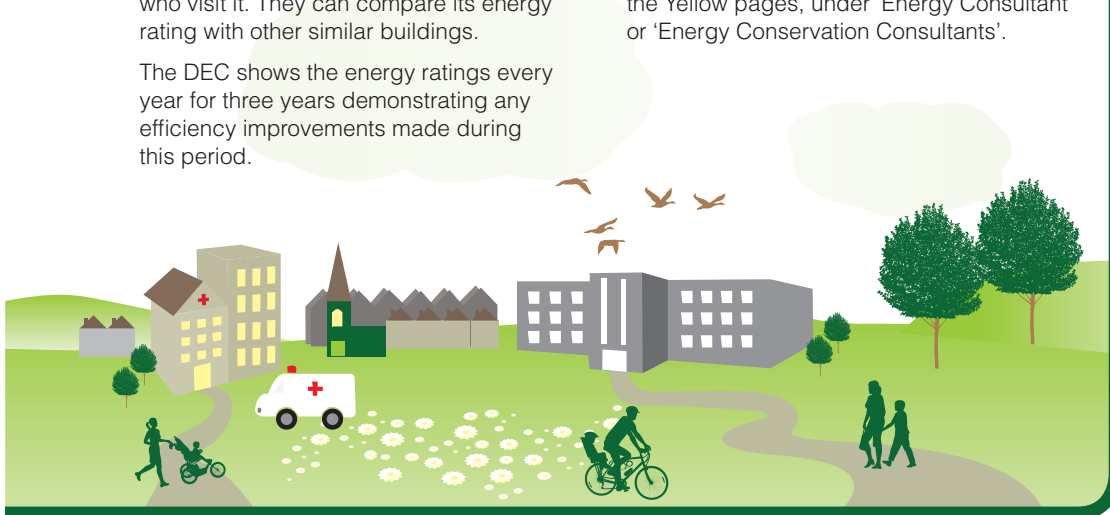
What are the Penalties for non-compliance?

If you do not provide a DEC and accompanying advisory report you can be fined

- £500 for not displaying a valid DEC in a prominent place such as the main entrance reception area - the DEC should be easily visible such as A3 size, and
- £1000 for not having available the accompanying advisory report

Where can I get a Display Energy Certificate?

You can find a government accredited DEC energy assessor in your area by visiting the website: www.epbregisternd.com or look up the Yellow pages, under 'Energy Consultant' or 'Energy Conservation Consultants'.



Air-Conditioning Inspection Reports

Which buildings require an air conditioning inspection report?

Buildings which meet the following criteria:

- all air conditioning systems with an effective rated output of more than 12 kW must be regularly inspected by an accredited energy assessor.
- the air conditioning systems must be inspected at least every five years
- all systems installed before September 2008 must have an inspection report carried out
- any air conditioning system installed after September 2008 must be inspected within five years of installation

What are the Penalties for non-compliance?

Failure to provide or maintain air conditioning inspection reports will result in penalties - £300 to £1200 for not complying with the legislation.

Where can I get an air conditioning inspection report?

You can access accredited Air Conditioning assessors in your area by visiting the website: www.epbniregisternd.com or lookup the Yellow pages, under 'Energy Consultants' or 'Energy Conservation Consultants'.

What are the benefits of an air conditioning report?

The report will identify how your buildings air conditioning system is operating and recommend ways to improve its efficiency, which in turn should reduce your buildings energy costs. A more efficient air conditioning system will help reduce the carbon footprint of your building.



More information

Freephone the Building Control EPC Team on
0800 022 3004

Building Control NI Website

www.buildingcontrol-ni.com

Department of Finance & Personnel Website

www.epb.dfpni.gov.uk

