



Energy performance certificate (EPC)

What is a Commercial EPC?

Energy performance certificates (EPCs) were introduced by the government to comply with the Energy Performance of Building Directive (EPBD) when selling or letting a business.

The certificate gives a current rating for the building plus an example of a new building and existing building of the same type and what rating they would expect to achieve. Along with the current rating the report also produces a recommendation report listing changes to the property that would enhance its current rating.

What happens if I don't have one?

There is a shared responsibility to ensure compliance within 7 days of a property being formally placed on the market and failure to do so will result in financial penalties – it is illegal to market a commercial property for sale or let without a commercial EPC.

Enforcement of non-compliance is dealt with via the Office of Fair Trading.

Who can carry out an EPC?

A Commercial EPC must be produced by a certified Non Domestic Energy Assessor (NDEA) qualified to the level in which the property falls.

Along with the qualification each assessor must be accredited by one of the government approved bodies, where they are audited regularly to ensure they comply with the high standards set.

What data produces the EPC?

The EPC is calculated by analysing a number of physical attributes at the property, these include.

- Property age, construction, size and type
- Lighting
- Ventilation
- Insulation
- Windows
- Heating and hot water system

How is this information used?

Once the assessor has collated the data the EPC can be processed by using Simplified Building Energy Model interface (iSBEM) – this software is a government approved standardised program used throughout the industry.

What happens once it's completed?

On completion of the report it is then lodged with the central Landmark register England and Wales, Scotland or Ireland and allocated a 24 digit unique Report Reference Number (RRN).