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# What is an EPC/DEC?



## Background

Buildings are responsible for almost 50 per cent of all energy consumed in the UK therefore it is vital that we make our buildings more energy efficient. At the forecast rate of building a large proportion of current buildings will still be in use in 2050, so improving the performance of existing buildings is a particular priority to reduce carbon emissions.

Directive 2002/91/EC of the European Parliament and Council on energy performance of buildings, came into force on January 2003. It is intended to raise awareness of energy use in buildings, and thereby influence selection by building owners and tenants, and lead to a substantial increase in investment in energy efficiency measures.

The key provisions of this directive are to introduce:

1. Minimum requirements for the **energy performance** of all new buildings and existing buildings subject to major renovation (already implemented through changes to the Building Regulations);
2. Energy certification of buildings accompanied by recommendations for cost- effective improvement to be made available when buildings are constructed, sold or rented out. Display Energy Certificates to be issued and displayed in buildings larger than 500m<sup>2</sup> that are occupied by a public authority and frequently visited by the public. Energy Performance Certificates to be displayed in commercial premises larger than 500m<sup>2</sup> that are frequently visited by the public, and where one has previously been issued on the construction, sale or rent of the building.
3. Regular mandatory **inspections** of boilers and air-conditioning systems.

## Introduction

Since 2008 EPCs and DEC's have been required for all buildings. Energy certificates rate the energy performance of a building. Two types of energy certificate are required in different circumstances:

- ⊕ Energy Performance Certificates (EPCs) for all buildings when they are constructed, sold or rented out; and
- ⊕ Display Energy Certificates (DECs) for large, public buildings occupied by public authorities or institutions providing a public service to a large number of persons which need to be displayed at all times.

## Energy Performance Certificates (EPC)

**Purpose:** to record how energy efficient a property is as a building. Allows prospective buyers, tenants, owners, occupiers and purchasers to see information on the energy efficiency and carbon emissions so they can consider energy efficiency and fuel costs as part of their investment.

**Applicable to:** all buildings when constructed, rented or sold

**Format:** *certificate* showing energy efficiency rating and carbon emissions of a building from A (very efficient) to G (very inefficient) and a *recommendation report* that lists cost effective and other measures (such as low and zero carbon technologies) to improve the energy rating of the building.

**Method:** Produced using standard methods with standard assumptions about energy usage so that the energy efficiency of one building can easily be compared with another building of the same type.

**Responsibilities:** the builder or person responsible for the construction is responsible for obtaining the certificate and providing it to the owner once construction is complete.

**Validity period:** 10 years.



# Display Energy Certificates (DECs)

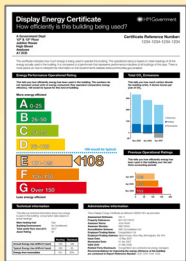
**Purpose:** To show the actual energy usage of a building (the Operational Rating)

**Applicable to:** buildings occupied by a public authority or an institution providing a public service to a large number of persons AND with a total useful floor area greater than 500m<sup>2</sup>.

**Format:** Certificate showing:

- Ⓒ The operational rating on a scale from A (lowest energy consumption) to G (highest energy consumption) and the asset rating (if available from the EPC).
- Ⓒ Historic operational ratings for the building from previous certificates
- Ⓒ A reference value such as a current legal standard or benchmark.
- Ⓒ The unique certificate reference number, the address of the building, the total useful floor area of the building, the name of the energy assessor, their employer (or trading name if self employed), the name of their accreditation scheme and the date when the DEC was issued.
- Ⓒ This certificate should be clearly displayed at all times in a prominent place clearly visible to the public to help the public see the energy efficiency of a building

An *Advisory Report* that lists cost effective measures to improve the energy rating of the building



**Method:** The Operational Rating is based on the energy consumption of the building as recorded by gas, electricity and other meters. Only accredited Energy Assessors can produce DECs and Advisory Reports

**Responsibilities:** The public authority or relevant institution providing a public service is responsible for displaying a DEC, and having a valid Advisory Report, for each of their buildings affected by the legislation

**Validity period:** One year (accompanying Advisory Report is valid for 7 years)

**Penalty:** £500 for failing to display a DEC and £1,000 for failing to have possession of a valid advisory report

## Examples of affected buildings

Schools and higher education colleges (but not private schools)
Universities
Hospitals (but not private hospitals unless NHS patients are admitted)
Police stations
Courts
Prisons
Leisure Centres (but not private clubs)
Public golf clubhouses
Libraries
Museums and Art Galleries sponsored by Public Authorities

## Further information

<http://www.communities.gov.uk/planningandbuilding/theenvironment/energyperformance/>

