Information

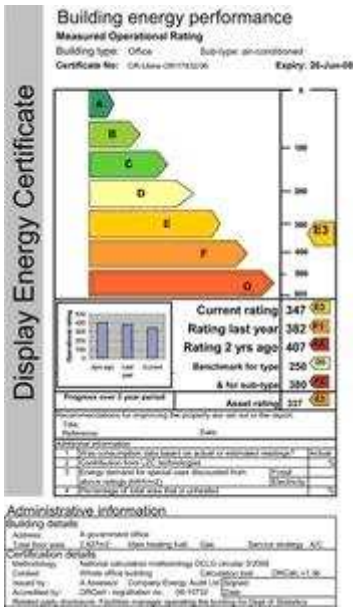
The Energy Performance of Buildings Directive has introduced new certification requirements for all commercial buildings across Europe.

Property owners and landlords will not be able to complete any property transactions without having an EPC. Implementation dates and the level of certificate needed are being phased in based on building size and complexity.

When do you need a certificate by?

England:
From 6th April 2008 all Commercial buildings greater than 10,000m sq
From 1st July 2008 all Commercial buildings greater than 2,500m sq
From 1st October all Commercial buildings greater than 50m sq

EPC's are required from 1st October 2008 for all "conditioned" commercial buildings over 50sq metre when they are sold, let, modified (building fabric or services) or constructed. A "conditioned" building is one with a roof and walls which uses energy to condition the indoor climate i.e. some levels of heating, mechanical ventilation or cooling



Scotland:
All buildings – 4th January 2009

What's involved?

It is the responsibility of the property developer, owner, or landlord to obtain an EPC. They will need to find an accredited EPC assessor to survey their property portfolio and produce the certificate. This typically involves looking at floor plans, surveying the building, constructing a computer building energy model, making recommendations and registering the certificate with the government's online database.

Failure to provide an EPC can result in a fine of 12.5% of the rateable value of the building up to a maximum of £5,000. Enforcement is carried out by local Trading Standards departments.

Transitional arrangements provide that where non-dwellings of floor area 10,000 m2 or more were on the market prior to 1st April 2008, they need to have an EPC by 1st October 2008. If they are rented or sold before then, the EPC must be provided as soon as is reasonably practicable. Similar provisions will apply to non-dwellings of floor area of 2,500 m2 and more on the market before July 1st 2008.

What buildings will be exempt?
The following places will not require an EPC :

- Places of worship
- Stand-alone building of less than 50 square meters (except for dwellings)
- Temporary buildings with a planned time of use of 2 years or less
- Particular building with a low energy demand (e.g. barns)
- In some circumstances buildings to be demolished are exempt from requiring a certificate
- An EPC is not required for any (off-plan) sales or letting before the construction of the building has been completed.

An EPC is valid for ten years, or until a newer EPC is prepared