

## Guide to present UK & European Energy Legislation

**This is European legislation - the Energy Performance of Buildings Directive (EPBD) - which all member states must adopt.**

Since 1 October 2008 most public buildings are required to Display an Energy Certificate (DEC) which must be renewed every year. A DEC is required if they meet these three requirements:

1. They are public funded, they have frequently visiting members of the public, they are over 1000 sq/m

Also they have to Display a DEC certificate in a prominent place & have an Advisory Report ready for inspection. The DEC has to be renewed every year and show the previous year's performance

### Building Regulations England, Wales & Scotland

2. An Energy Performance Certificate (EPC) is required where a new dwelling is created by building work or by a material change of use in connection with which building work is carried out and is valid for 10 years.
3. An Energy Performance Certificate (EPC) is required where an existing dwelling is to be sold, leased or rented out and is valid for 10 years.
4. An Energy Performance Certificate (EPC) is required for all commercial and public buildings - when bought, sold, built, leased or rented and is valid 10 years.

Many commercial buildings and an increasing number of homes now must have and Air Conditioning Report completed by an accredited energy assessor who is qualified DipACEA. The trigger for air conditioning systems inspections is the size (effective rated cooling load output) of the system not the type of building.

5. Since January 2009 the first inspection of all existing air-conditioning systems over 250 kW should have occurred and be renewed every 5 years. The penalty for none compliance is a £300 fine by the enforcement authority which can be repeated a number of times after the first notification of penalty.
6. The first inspection of all remaining air-conditioning systems over 12 kW cooling load must have happened by 4 January 2011 and renewed every five years. The penalty for none compliance is a £300 fine by the enforcement authority which can be repeated a number of times after the first notification.

The inspection should include an assessment of energy efficiency of the cooling system, a review of the sizing and advice on improvements or replacements and/or alternative solutions.

*If you want to sell or let a building with an air-conditioning system the legal advisors to the potential tenant or buyer will require sight of the report during the legal processes prior to exchange of contracts. Failure to have a report where one is required may delay the completion and have a negative impact on the transaction process.*