

# Display Energy Certificates Who will provide them?

Hywel Davies  
CIBSE Technical Director



# Presentation Outline

The duties of occupiers

The role of energy assessors

The role of accreditation bodies

How to become an accredited energy assessor



# Duties of Occupiers



# Operational Ratings and Display Energy Certificates

- Duty to obtain/provide placed on **occupiers**
- Duty to obtain is annual for “public buildings”
- Calculated using **approved software** by an **accredited energy assessor**

Occupiers must:

- Display a clearly visible DEC at all times
- Possess or control a valid Advisory Report



# Coming into Force (non-domestic)

Dates	Duties
6 Apr 08	EPCs for: construction of all non-dwellings. sale/rent of non-dwellings over 10,000m <sup>2</sup> .
4 July 08	EPCs for sale/rent of non-dwellings over 2,500m <sup>2</sup> .
<b>1 Oct 08</b>	EPCs for the sale/rent of all other non-dwellings. <b>DECs required for all buildings affected.</b>
4 Jan 09	First inspection of all existing AC >250 kW must have occurred.
4 Jan 11	First inspection of all existing AC >12 kW must have occurred.



**Deadline 1 October 2008**

Not starting time!



# The role of energy assessors



# Why do we need energy assessors?

The EPB Regulations require them to provide certificates and reports for:

- new (non domestic) buildings – on construction
- existing buildings – on sale or rent
- air conditioning systems (>12kW)
- **public buildings – annually for display**



# Display energy certificates

- Assessors need to collect data on energy consumption and floor area
- Consider separable energy uses or adjustments to metered consumption for occupancy
- Calculate Operational Rating using approved software
- Input building data to Advisory report tool
- Produce, lodge and deliver certificate and report



# The role of accreditation bodies



# EPB Regulation 25 (3)

- (3) Before approving an accreditation scheme the Secretary of State must be satisfied that the scheme contains adequate provision—
  - (a) for ensuring that members of the scheme carry out consistent and accurate energy assessments in an independent manner;
  - (b) for ensuring that members of the scheme are fit and proper persons who are qualified (by their education, training and experience) to carry out energy assessments;
  - (c) for requiring members of the scheme to prepare energy performance certificates, recommendation reports, display energy certificates and advisory reports using a standard form for each type of document;
  - (d) for ensuring that a code is produced and published as regards the conduct required of its members;
  - (e) for indemnity arrangements in relation to relevant persons and prospective or actual buyers or tenants;
  - (f) for facilitating the resolution of complaints against members of the scheme;
  - (g) for requiring energy performance certificates, recommendation reports, display energy certificates and advisory reports produced by members of the scheme to be entered on the relevant register maintained by the Secretary of State pursuant to regulation 31; and
  - (h) for the keeping of a register of the members of the scheme.



# Accreditation schemes cover

- Approved schemes for non domestic buildings cover:
  - new construction (EPCs)
  - existing buildings on sale or rent (EPCs)
  - display certificates (DECs)
  - air conditioning inspections



# CIBSE Certification Ltd

- CIBSE Certification Ltd has been approved to accredit energy assessors and air conditioning inspectors for all categories
- See [www.cibsecertification.com](http://www.cibsecertification.com) for full information



# How to become an accredited energy assessor



# Accreditation Schemes

To join an approved accreditation scheme

Assessors must:

- show evidence of competence to join
- work to approved scheme rules
- follow scheme rules & QA procedures
- be subject to random audits
- have professional indemnity insurance



# LOW | CARBON CONSULTANTS

Established by CIBSE in 2006 to provide a basis for the provision of Energy Assessors in support of the EPBD



# To become energy assessors

- To produce Display Energy Certificates (DECs) existing LCCs Building Operation will need top-up training

to cover

data collection

calculation procedure

certificate production

lodgement and admin procedures



# Becoming a CIBSE Low Carbon Energy Assessor to produce DEC's

- Fill in an application form (available shortly).
- Check whether you are exempt from the professional screening requirements
- If you are not exempt from these requirements CIBSE Certification can undertake this screening for you. Report forms which demonstrate how you meet these requirements will be available on this site shortly.



# Becoming an Assessor (2)

- If you are **NOT** already a **CIBSE Low Carbon Consultant (LCC)** you will need to book a training course and examination for the LCC register for the Operation (DEC) stream and top up training in DEC production (note: from July 2008 this training will be combined into one course).
- If you are **already a CIBSE LCC** you will need to book the top up training in DEC production from CIBSE Professional Learning.



# Becoming an Assessor (3)

- To meet CLG requirements you must demonstrate your competence to use the DEC software. This forms part of the top-up training.
- Submit your LCC exam certificate to CIBSE Certification with evidence of your PI cover and professional membership and signed code of conduct.
- CIBSE Certification will contact you with information about your admission to the LCEA register



# Becoming an Assessor (4)

- You must then submit two completed DEC's for assessment before you can be accredited.
- It is envisaged that most LCCs will submit a DEC which they have been commissioned to prepare but if no commissions have been received at the time of application, candidates can provide a certificate of other premises.



# Requirements for assessors

- For each type of certificate/report or inspection there is a National Occupational Standard, setting out the minimum competences required of those undertaking the task.
- Assessors will need to hold a qualification based on the NOS or demonstrate that they have acquired all the necessary competence through prior experience and training. (APEL)



# **APEL for Display assessors**

## **Unit 1 Work in a safe, effective and professional manner**

Element 1.1 Contribute to the maintenance of health, safety and security at work

Element 1.2 Develop and maintain effective working relationships

Element 1.3 Conduct energy assessments in a professional and ethical manner

## **Unit 2 Prepare for energy assessments of non-dwellings to produce Energy Performance Certificates (EPCs), Operational Ratings (ORs), Display Energy Certificates (DECs) and Advisory Reports (ARs)**

Element 2.1 Agree and confirm instructions to undertake energy assessments

Element 2.2 Investigate relevant matters relating to the property and energy usage

## **Unit 3 Determine Operational Ratings and issue Display Energy Certificates for non-dwellings**

Element 3.1 Determine Operational Ratings for non-dwellings

Element 3.2 Issue Display Energy Certificates

## **Unit 4 Produce Advisory Reports**

Element 4.1 Obtain information, produce and issue Advisory Reports



## **APEL for Display assessors (2)**

- Need to demonstrate that you meet the requirements in each section
- CIBSE professional members and other similar qualifications will satisfy Units 1 and 2
- CIBSE Low Carbon Consultants training will address Units 3 and 4
- A software exam and three test DEC's must be completed (one DEC as part of the exam)



# Training available

- Courses for Energy Assessors are being run around the country
- Focus on providing top up training for existing LCCs first
- Courses will be updated to include new information by June
- Training being developed for Level Three entrants to non domestic sector



# Other information



# Working with industry

CIBSE is not going it alone...

The LCC scheme is supported by:

HVCA,

BIFM,

LABC,

RIBA,

CSA and

**ESTA**



# Other areas of certification

CIBSE Certification aims to be accredited to provide other energy assessor status

- Air conditioning assessors (complex systems)
- Domestic energy assessors (for existing registrants)
- Level 3 energy assessors (for those not assessed as suitable for entry to LCC training)



# Scotland & Northern Ireland

- CIBSE Scotland has a protocol with Scottish Building Standards Agency to provide an interim register of energy assessors
- Proposals to be an energy assessors scheme provider being prepared with SBSA
- Scotland is not using Operational Ratings for Display – full EPCs are required
- Northern Ireland is preparing legislation



# Forthcoming publications to help you with EPB Regulations

TM44 Assessment of air conditioning systems:  
A methodology to satisfy the requirements of Art  
9 of the EPBD *(Now available)*

New TMs in preparation:

Operational ratings

Building energy benchmarks

Energy and carbon emissions regulations in  
buildings: a guide to implementation



# Display Energy Certificates Who will provide them?

Hywel Davies  
CIBSE Technical Director

Thank you for listening

