

ESTA Conference

Implementation of the Energy Performance of Buildings Directive 1 May 2008

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The Scottish Government
Riaghaltas na h-Alba

Introduction

- Overview of EPBD requirements
- Energy Performance Certificates
- Inspection of Air conditioning Systems
- Future developments



EPBD – Background & Aims

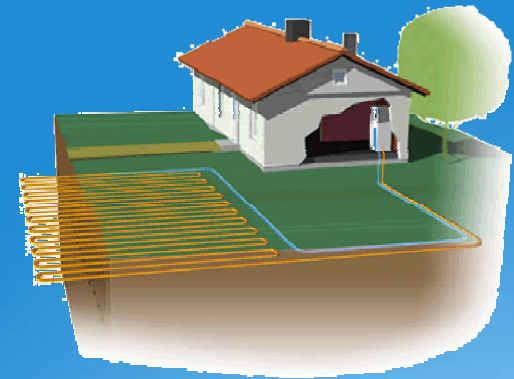
- EU Directive -set of rules imposed on Member States by European Parliament
- Applies to all Member States
- We must implement in Scotland
- Promote improvement in energy performance:
 - Conserve resources
 - User comfort
 - Reduce carbon



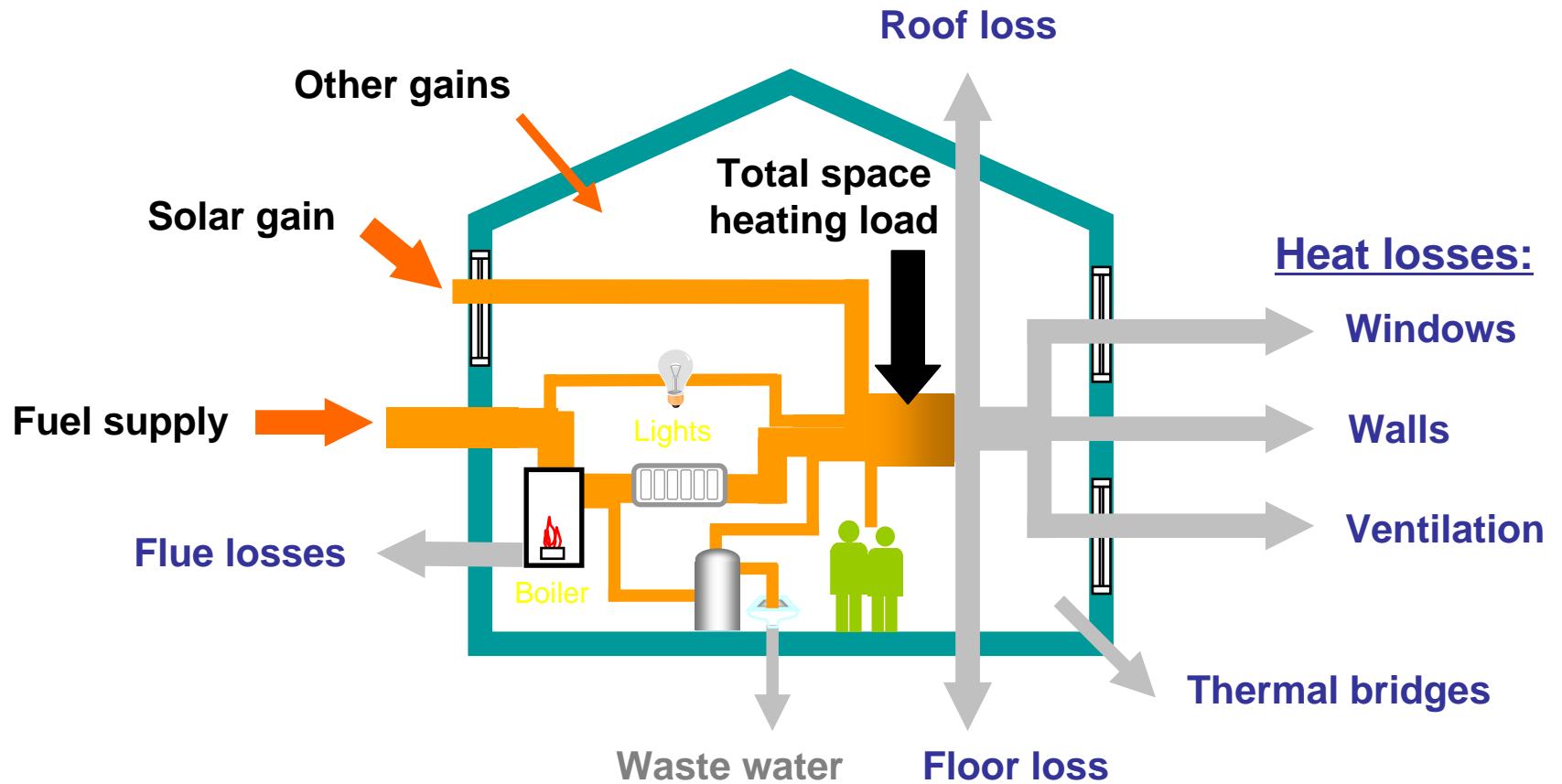
What does EPBD require?

Member States must:

- Adopt a methodology
- Set/use minimum standards for new build and renovations
- Consider LZC technologies
- Require energy performance certificates
- Inspection/advice on boilers & air-conditioning systems



Adopt a Methodology



EPBD – Set in context

- Review of the Scottish Building Standards System – The Building (Scotland) Act 2003
- Review of Section 6: Energy
- Housing (Scotland) Act 2006 & subsequent regulations



What is an Energy Performance Certificate?

Certificate showing:

- emissions ratings in bandings Energy use – standardised use
- Compared to benchmarks
- Rating is **asset-based**
- Purpose - encourage improvements to buildings, raise awareness



Standard 6.9 Domestic Energy Performance Certificate

ENERGY PERFORMANCE CERTIFICATE

Address of dwelling and other details	
100 Any Street, Anyvillage, Anywhere, XX1, ZZ	Dwelling type: <i>[e.g. Detached 2 storey house]</i> [Name of protocol organisation – (if applicable)] [Membership Number – (optional)] Date of certificate: Conditioned area: Main type of heating and fuel: <i>[e.g. air-source heat pump, electric]</i>

This dwelling's performance rating(s)
This dwelling has been assessed using the *[insert methodology calculation tool e.g. SAP]*
Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs* and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating*		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient – lower running costs			Very environmentally friendly – lower CO ₂ emissions
(92-100) A	<i>[insert existing rating]</i>	<i>[insert revised rating]</i>	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient – higher running costs			Not environmentally friendly – higher CO ₂ emissions

Scotland 2007 – EU Directive 2002/91/EC
The energy efficiency rating* is an overall indication of the fuel costs used for space and water heating and lighting. The higher the rating the lower the fuel bills are likely to be.

Scotland 2007 – EU Directive 2002/91/EC
The environmental impact rating is a measure of a dwelling's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment. Carbon dioxide is a greenhouse gas that contributes to climate change.

Approximate current energy use per square metre of floor area: *[insert in kWh/m² p.a.]*
Approximate current CO₂ emissions per square metre of floor area: *[insert in CO₂/m² p.a.]*

Cost effective improvements
Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the table(s) above.

1. *[e.g. Fit 100% low energy lighting]*
- 2.
- 3.

!!B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

[A full energy report is appended to this certificate]*

* Requirement for dwellings subject to 'Single Survey' – optional for Scottish building regulations



Standard 6.9 Non-Domestic Energy Performance Certificate

ANNEX E

Energy Performance Certificate	Building Energy Performance		Current rating
	Calculated asset rating using <i>[insert calculation tool e.g. SBEM]</i>	Building type e.g. office	
		Carbon Neutral	Excellent
		A (0 to 15)	
		B (16 to 30)	
		C (31 to 45)	
		D (46 to 60)	
		E (61 to 80)	E
		F (81 to 100)	
		G (100+)	Very Poor
Carbon Dioxide Emissions		70	
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per annum.			
Main heating fuel Heating Oil/Gas/Electric/LPG Ventilation Natural / Mechanical Ventilation Renewable energy source None Electricity Grid electricity			
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.			
Benchmarks			
A new office building of this type built to the building regulations standards current at the date of issue of this certificate would have a rating in band –		C+	
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this dwelling could have a rating in band –		D-	
Recommendations for the cost-effective improvement of the energy performance			
<ol style="list-style-type: none"> 1. Install additional thermal insulation in roofspace 2. Insulate hot water cylinder and pipework 3. 			
<small>Address: 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 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3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 405</small>			

EPCs - Article 7 – Standard 6.9

- Energy performance certificates required for buildings at:
 - Construction
 - Sale
 - Rental
 - Also large public buildings
- Valid for 10 years – can remain longer
- Affix EPCs to buildings



Cost Effective improvements

- Property specific improvement advice
- E.g. loft insulation, cavity wall insulation, draughtproofing, lighting etc
- Others - additional energy efficiency advice



Timescale

- Construction - Introduced on 1/05/07
- Sale (dwellings) - 01/12/08
- Sale (all other buildings) - 4/01/09
- Rental (all properties) - 4/01/09
- Public buildings - Must be in place by 4/01/09

*introduction to align with Single Survey



Types of certificate - Construction

- By-product of building regulations compliance process
- Implement with revised energy standards (standard 6.9)
- Certificate is building work (regulation 8)
- Record EPCs on building standards register



Types of certificate - Sale

- Direction issued to LAs on retrospective application of Standard 6.9 (EPCs)
- Enforcement by LA (respond to complaints of non-compliance)
- Record EPCs on register – dwellings only



Types of certificate - Rental

- Direction issued to LAs on retrospective application of Standard 6.9 (EPCs)
- Enforcement by LA (respond to complaints of non-compliance)
- Record EPCs on register – dwellings only



Types of certificate – Public Building

Building defined as 'Public' when :

- The conditioned area over 1,000m²
- Building occupied by public authority
- Receives public funding
- Frequently visited by members of the public
- Public have right of access to the building

ALL CRITERIA ABOVE MUST BE MET – See
Technical Handbooks 6.9.3



Types of certificate – Public Building

- Examples include:
Schools, universities, gov buildings, crematoria
- Non domestic EPC to be used
- Ownership issues (PFI/PPP)



EPC – Exemptions

- Temporary buildings with a planned time of use of 2 years or less;
- Stand-alone buildings with a total useful floor area of less than 50m²;
- Buildings sold purely for the purpose of demolition;
- Buildings used as emergency accommodation (12 week limit)
- Accommodation purchased for a holiday (12 week limit)



How to produce a certificate

- New dwellings - SAP
- Existing dwellings – RDSAP
- Non-domestic – SBEM or other approved simulation software



Who will produce certificates?

‘Qualified /accredited experts’

New buildings

- Building warrant process

Existing buildings

- Protocols with professional organisations



Protocols for existing buildings

- On www.sbsa.gsi.gov.uk
- Professional organisations
 - with code of conduct
 - disciplinary procedures
 - CPD in place
- Agreed with RICS, CIBSE, EI, HVCA, BRE, ABE, NES & Elmhurst



Single Survey – EPCs

- Working with Scottish Government/RICS
- Home Report - ‘Energy Report’
- Software/training issues



EPBD – Current Issues

- Software
- Working with stakeholders
- Guidance Leaflets on EPCs
- Further protocols
- Publicity
- Boiler advice



Air Conditioning Systems

- Inspections for all air conditioning systems over 12kw came into force on 1 May 2007
- Direction to LAs, to allow time to work with industry in developing guidance etc
- Delivery through protocols (as with EPCs)



Air Conditioning Systems

Proposals

- Inspections phased in – largest systems first
- Inspector charged with setting timetable for future inspection (3-5 years)
- Working with organisations such as HVCA/CIBSE to take this forward.



Certification Schemes

- Certification – works requiring a building warrant
- EPC a by product
- Two schemes approved for Section 6: Energy – domestic and non-domestic
- Scheme providers – BRE (ND) and RIAS and BRE (D)



The Future

- EPBD2 – Possible changes in 2013
- A Low Carbon Buildings Standards Strategy for Scotland (The Sullivan Report)



Summary

- EPBD – Transposed in Scotland
- EPCs for all building types will be in place by EU deadline of 4 January 2009
- Programme for air-conditioning inspections to start in January 2009 – phased implementation
- Future changes



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