



## **Domestic Dwellings**

### **Production of Predicted Energy Assessments (PEAs) & On Construction Energy Performance Certificates (OCEPCs)**

An On Construction EPC (OCEPC) certificate records how energy efficient the property is as a building and provides A – G ratings. These are similar to the labels now provided with domestic appliances such as refrigerators and washing machines.

On Construction EPCs are produced off plan using full SAP (standard assessment procedure) which is more accurate than Reduced Data SAP (RdSAP) produced EPCs for existing dwellings. This is because all the build specification information (materials used, specific products installed etc) are available to the assessor.

On Construction EPCs (SAP) are required before a new build can be certified by building control. EPCs are also required for the sale and let of new build properties. New build properties can be marketed at the design stage as the assessor can produce a PEA (Predicted Energy Assessment) off-plan and build specification before the property is built. The property has to be completed before the full EPC can be issued.

New buildings must comply with Building Regulation Part 1LA and the Air Tightness Test result is calculated in to the EPC calculation. The result of the Air Tightness Test affects the rating.

Property extensions may also be required to have a SAP rating from Building Control before the work can be signed off.

Prices for On Construction EPCs (includes PEA and SAP calculations for Building Control) and are dependant on number of properties being assessed. Please call for a quote.