

# Commercial EPCs

## What is an EPC?

An Energy Performance Certificate (EPC) rates the energy performance of a building on a scale of A - G. The energy rating reflects the actual energy performance of the building relative to a benchmark. The energy rating can be used to compare the energy performance of buildings when making investment decisions.

## Do I need an EPC?

If you are planning to sell or let a non-domestic property then you will need to obtain an EPC for that property. The following types of property are exempt from the requirement to have an EPC:

- places of worship;
- temporary buildings with a planned time of use of less than two years;
- stand-alone (entirely detached) non-domestic buildings with a total useful floor area of less than 50m<sup>2</sup>;
- industrial sites, workshops and non-residential agricultural buildings with low energy demand (i.e. buildings whose purpose is to accommodate industrial activities in spaces where the air is not conditioned); or
- buildings that are due to be demolished.

Not having a valid EPC when required to do so can result in a fine of up to £5,000.

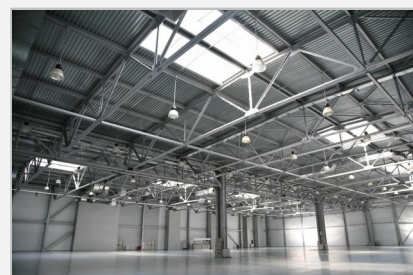
## How long does an EPC assessment take?

We aim to issue each EPC within 14 working days from the point of engagement.

A one-stop-shop  
for all your Part L  
requirements.



- ✓ **FAST** - we aim to issue every EPC within 14 working days.
- ✓ **RELIABLE** - we only use highly experienced Domestic Energy Assessors.
- ✓ **VALUE** - we aim for every quote to be the most competitive, with large discounts available for multiple orders.



No lengthy forms, we offer a single point of contact for the entire project.  
Let us take the stress out of Part L

### How much does an EPC cost?

We strive to ensure each quote is the most competitive in the market, offering you real value for a quality service. Factors that will affect the cost of a commercial EPC include the size of the property, the number and variety of rooms contained within the property and the complexity and variety of fixed services used to condition the property. Call now for an instant quote from one of our experienced Commercial Energy Assessors.

### How long is an EPC valid for?

An EPC for a commercial property will be valid for ten years or until replaced with a newer one.

### How can I improve the energy efficiency of my building?

Each EPC is accompanied by a recommendation report which provides recommendations on how the energy performance of the building could be improved, together with an indication of the payback period.

Factors that affect the energy efficiency of a building include:

- The materials used for the construction of the building envelope (materials with a lower U value will result in an improved rating);
- The level of thermal insulation included within the building envelope;
- The air tightness of the building and the characteristics of its ventilation equipment;
- The efficiency and controls of the heating system(s);
- Solar gains through openings within the building envelope;
- The fuel used to provide space and water heating, ventilation and lighting; and
- The inclusion of low or zero carbon technologies, such as photovoltaics, ground source heat pumps, and combined heat and power (CHP).

### What do I need to provide to the Commercial Energy Assessor?

You do not need to provide anything, however the more information you can provide to the energy assessor, the quicker and more accurate an assessment can be made. Useful information includes:

- Floor plans (including building elevations and sections) and specifications;
- A completed client questionnaire;
- Commissioning certificates;
- Maintenance or operating manuals; and
- Details of any Building Regulation or planning consent approvals.