

## Preparation for Commercial Energy Performance Certificates.

The legislative requirement for commercial buildings to have energy performance certificates (EPCs) on **construction, sale or rent** has a phased introduction from April 2008. By October 2008, the requirement will extend to all sizes of commercial property. For clients that have a large portfolio of properties, it is advisable to identify the principal buildings, based on floorspace and significance to their business.

The following is an extract from a CIBSE publication outlining the preparation that landlords will need to take:

### ***What can be done now?***

*Landlords should start gathering data, including:*

- *accurate, current floor plans;*
- *details of the building fabric from O&M manuals or other sources;*
- *details of the M&E installation from O&M manuals, building log books or maintenance personnel.*

*Where information is not available site surveys can be undertaken.*

*Information is required about the building's geometric layout, plus construction details of the building fabric and m&e installations. The geometric information takes the form of accurate, up-to-date floor plans from which dimensions may be scaled.*

*Other information includes, for example, details of the roof, window and wall construction, electrical installation, lighting and HVAC. The level of detail required exceeds that gathered during a normal due diligence building survey.*

*For relatively new buildings, the information may be readily available in O&M manuals or from in-house maintenance staff. In most cases, however, it will need to be obtained largely by site survey. This may require measured surveys and/or detailed building services audits.*

*It is important for building owners and landlords to act now to avoid the bottleneck that many expect to occur when the legislation is implemented, because of an anticipated lack of assessors.*