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The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008

Accreditation Schemes must ensure that Energy Assessors accredited by their Scheme to produce Energy Performance Certificates (EPCs) for dwellings work within their defined remit and to the relevant National Occupational Standards to ensure that the legal requirements of the above regulations are met.

New Dwelling (completed after 30 September 2008)

Only an On Construction Energy Assessor (OCEA) using the full SAP software is eligible to produce an EPC for a new dwelling on completion of its construction.

Existing dwelling for sale or rent

A Domestic Energy Assessor (DEA) using Rd SAP software may only produce an EPC for an existing dwelling.

To satisfy the above legal requirements, a DEA cannot produce an EPC for a new build dwelling unless he/she is also qualified as an OCEA and uses SAP.

The Law Society in Northern Ireland has issued a reminder to all solicitors on this matter in the form of an article in their magazine "The Writ". The article draws attention to the differences in the EPC certificates for new build and existing dwellings especially the "Typical new build" benchmark which is

present on a correctly produced new build EPC but which is absent on an EPC for an existing dwelling. Incorrect EPCs presented to solicitors will be rejected.

Yours sincerely,

Seamus McCrystal

Seamus McCrystal
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