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Building Standards Branch

Department of Finance and Personnel



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



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Timetable

June 2008

- Sale of existing dwellings

September 2008

- All new buildings on construction

December 2008

- Rental of existing dwellings
- Sale and rental of existing non-domestic stock
- Display Energy Certificates for public buildings over 1000m²
- Inspection of air conditioning systems



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What's in the regulations?

- Part 1 – Interpretation & definitions
- Part 2 – Duties to produce EPCs
- Part 3 – Display energy certificates
- Part 4 – Air conditioning inspections
- Part 5 – Energy Assessors
- Part 6 – Register
- Part 7 – Enforcement
- Part 8 - Miscellaneous



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Part 1 – Interpretation & Definitions

“Relevant person”

- The seller or landlord
- The person responsible for having the construction work carried out
- The person who is in charge of the air-conditioning system



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Part 2 - EPCs

- EPCs required on construction, sale or rent
- Shall be accompanied by a recommendation report
- Sets out information to be included with EPC
- Allows copies to be made
- Sets limits on disclosure of information
- Exemptions



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Part 3 – Display Energy Certificates

- **Must be prominently displayed in all buildings over 1000m² occupied by public authorities or institutions providing a public service and therefore frequently visited by the public.**
- **Occupational rating – i.e. based on building's energy usage over 12 month period**
- **Accompanied by advisory report.**



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Part 4 – Inspection of air conditioning systems

- **Inspection regimes for all boilers > 12kW**
- **Inspections no more than 5 years apart**
- **Include inspection report**
- **Phased implementation depending on system output**



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Part 5 – Energy Assessors

- Sets requirements of accreditation scheme
- Establishes duty of care for assessors and requires related party disclosures



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Part 6 – Register

- **Department shall nominate keeper of register**
- **Sets disclosure criteria**
 - **To Department**
 - **To Enforcement Authority**
 - **To Accreditation schemes**
 - **General**



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Part 7 – Enforcement

- **Establishes penalty charges for non-compliance**
- **Allows appeal against service of penalty charge notice**
- **Establishes the enforcement authority**
 - **Department**
 - **Any other body nominated by the Department**



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Part 8 – Miscellaneous

- **Amends the Building Regulations (NI) 2000 to replace Energy Rating Notice with Energy Performance Certificate**
- **AMD4 will amend DFP Technical Booklet F1 and F2**
- **Binds the Crown**