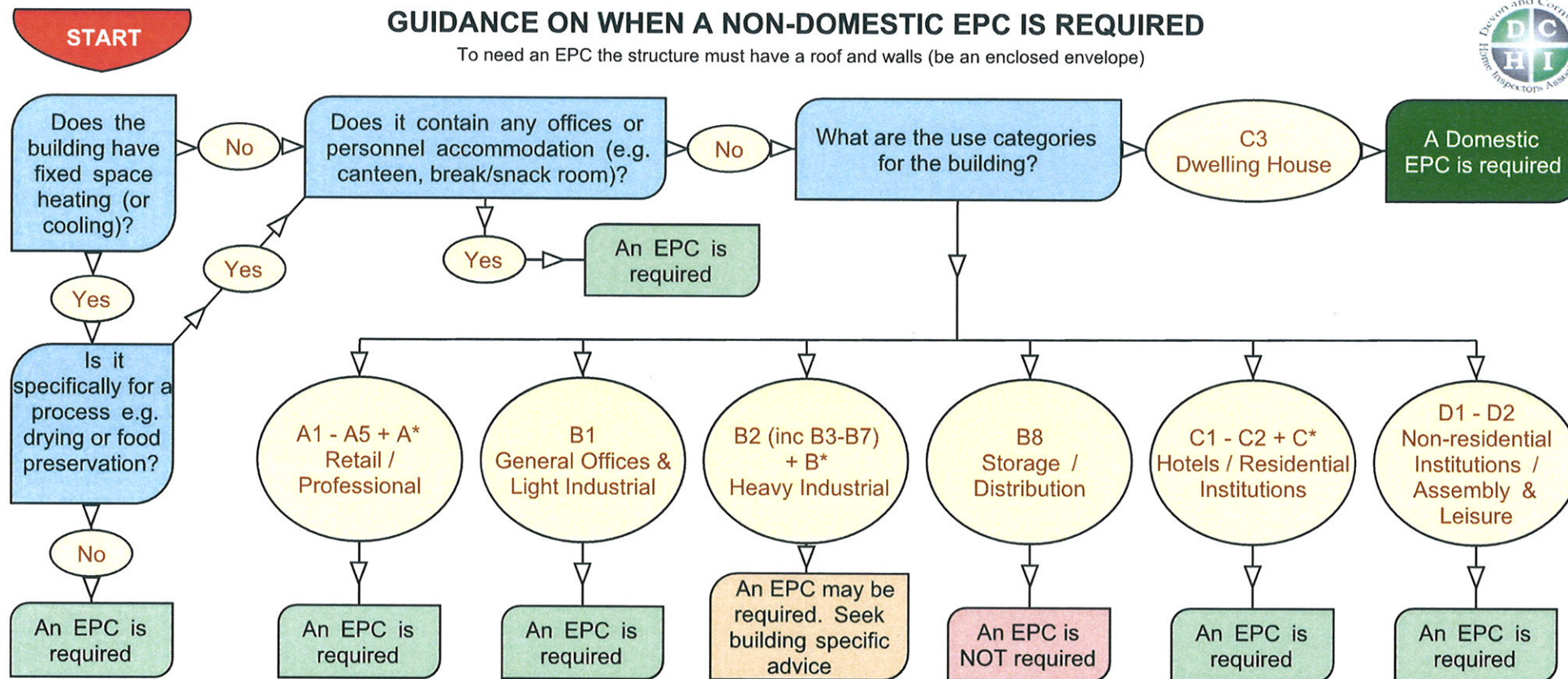


# GUIDANCE ON WHEN A NON-DOMESTIC EPC IS REQUIRED

To need an EPC the structure must have a roof and walls (be an enclosed envelope)



This guidance from **Devon & Cornwall Home Inspectors Association (DCHI)** is to clarify the process for deciding whether a non-domestic building requires an EPC under The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

Critical to the decision is the requirement for an EPC "Where a building is expected to have heating, mechanical ventilation or air conditioning installed". That expectation arises from the legal requirement for an employer that "the temperature in all workplaces inside buildings shall be reasonable". This is required by several legislative documents including Regulation 7 of The Workplace (Health, Safety and Welfare) Regulations 1992.

There are always possible exceptional circumstances which will deviate from any standard guidance and where the above may not be consistent with the regulations for a particular building it is the regulations which must be followed. For the majority of buildings however the above will form a suitable basis for deciding whether an EPC is required.

This guidance will be a point of reference for DCHI members advising on the need for Non-Domestic EPCs. It is anticipated that Solicitors and Agents will also refer to this guidance to decide on the need for an EPC and will show due diligence in doing so (refer to notes overleaf).

### No fixed heating

When an EPC is required for a building without fixed heating the assessor will treat all areas having a potential use category requiring space heating as being conditioned by direct electric room heaters with manual controls unless:

- a) there is existing disconnected fixed heating which could reasonably be reconnected, or
- b) there is evidence of alternative heating to be installed e.g. A purchase order, or
- c) there is existing heating which is suitable to use but is not fixed, or
- d) the building is being built / refurbished under building regulations (shell and core) in which case a heating and control system which conforms to the minimum relevant building regulations will be assumed. This will be gas fired where there is a gas supply to the building or electric where there is no gas supply.

### Exceptions which do not require an EPC

Places of worship, temporary buildings with a planned time of use of less than two years (includes those scheduled for demolition) and any building that is free standing i.e. entirely detached AND less than 50 square meters useful floor area.