

Energy Performance of Buildings - Guidance note



All estate agents MUST show an energy performance certificate (EPC) to anyone when they first enquire about a building or a building unit. Estate agents must display EPCs on ALL commercial media, including: display brochures, the internet, press advertisements, bill boards, TV and radio. Failure to show the correct energy performance indicator may result in a penalty charge notice of £200 per property.

Any marketing source bigger than A5 – The EPC rating in the form of a coloured graphical representation must be displayed and of a size in which all letters and numbers are still legible as shown in Figures 1a & 1b.

Marketing sources A5 or smaller (for example where several properties advertised on one page or newspaper classified advertisements) – In such cases where space is restricted the advertisement should contain both letter and numeric rating – for example EPC F36.

Brochures for sale or rent

Advertising literature specific to a property must have the EPC energy rating details included. If a brochure is available, the coloured bar chart (as figure 1a or b) must be included in the brochure. Where brochures have already been produced for properties, it is sufficient to attach a coloured copy of the EPC graphical representation to the brochure. Note: This applies also to commercial (non-domestic) properties.

Window Displays

The EPC Energy rating details must be included in a window display being used to advertise a property. If the advertisement is A5 or smaller, the energy rating may be displayed as digits (for example EPC F36). If it is larger than A5, the coloured bar graph must also be included on the window display.

If a number of properties are being advertised on a single A4 page, the EPC energy rating details must be included for each property.

Properties advertised on the internet

Properties advertised on websites must include a coloured energy indicator bar chart and energy rating details, or a hyperlink to the EPC. It must also be possible to view the coloured energy indicator bar chart on a smart phone and a tablet.

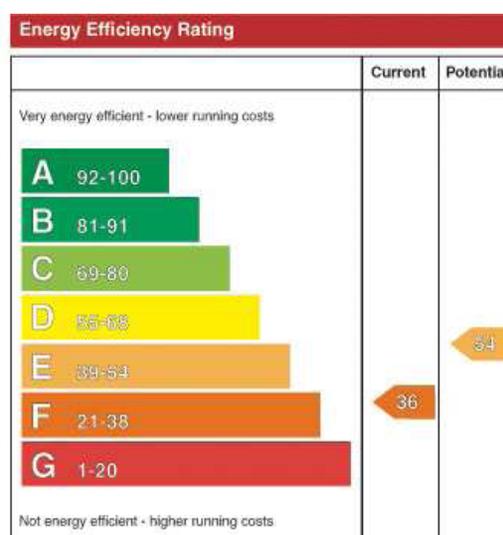


Figure 1a – Domestic properties

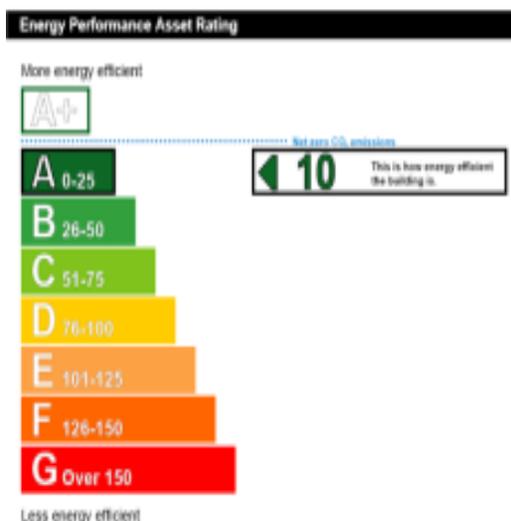


Figure 1b – Non-domestic properties



Advertising new homes in newspapers or other publications

When advertising new homes in newspapers or other publications, such as the Belfast Telegraph, a development containing a number of property types may state the range of EPC ratings in general adverts, for example EPC range B–D.

However when properties are sold, the advertisements should be more specific. Ads for individual dwellings must show a graphical EPC representation (or an energy rating if the ad is smaller than A5).

New building developments: advertising from a design or drawing brochure

EPC information is not required when advertising properties which have not yet been built, for example from a design or drawing brochure.

However, if a house type has already been built in a housing development, the on-construction (or new build) EPC must be produced and the energy rating can be attached to that house type. For marketing other dwellings of that same house type, the same EPC rating may be applied on marketing material. An on-construction EPC must be produced for every individual dwelling in the development and must be given to the property owner within 5 days of completion.

Advertising on television & radio

TV & radio advertisements must include EPC rating information specific to the property.

Buildings complete, but without services

Where insufficient information is available (for example, no heating services have been installed), the EPC is to be based on the 'worst' case energy rating permitted and that complies with the building regulations. Alternatively an EPC can be based on a service installation as proposed on an application to Belfast Building Control.

This legislation does not apply to:

- A property which is not marketed for sale or rent.
- A long-term lease which is renewed or extended.
- A building marketed for sale which will be demolished on purchase by the buyer. An EPC and a building regulations application will be needed for the new building.
- A building requiring major renovation (25% of building envelope) can be advertised without an EPC. An EPC and a building regulations application will be needed for the renovated building when works on site are complete.
- Rooms only used for only 'residential purposes' – e.g. rooms in hotels, hostels, boarding houses, halls of residence and old people's homes.
- A house of multiple occupancy, where occupants sign individual contracts.
- Buildings as places of worship and for religious activities – for example churches, chapels and gospel halls.
- Stand-alone commercial buildings of less than 50m² – for example detached garages, work sheds and stores.
- Temporary buildings used for less than 2 years – e.g. a temporary mobile home on a construction site. Proof of time of use will be required.
- Particular buildings with 'low energy demand' – for example barns, factories and industrial work units where the internal climate is not conditioned.

Further assistance

For more advice or information call us on 028 9027 0650 or contact our Building Control office at the address below. You can also visit the following websites for more information.

- www.belfastcity.gov.uk/buildingcontrol-environment/buildingcontrol/energyperformancecert
- www.finance-ni.gov.uk/topics/building-regulations-and-energy-efficiency-buildings/energy-performance-buildings
- www.buildingcontrol-ni.com/advice-and-guidance

Place and Economy

Building Control

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