

Technical Bulletin – 22/01/2018

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Appropriate Use of RdSAP

With the recent update to the RdSAP Conventions, Convention 1.01 has been simplified to state that RdSAP should only be used for existing buildings. In order to explain and supplement this, all of the Schemes have agreed to release guidance on the appropriate use of RdSAP for DEAs.

Conversions into dwellings and houses split into flats are new dwellings and must have a SAP EPC. This EPC is valid for 10 years and can be used for sale or rental purposes. The same is true for newly built dwellings, these should always have a SAP EPC produced. The SAP dataset is signed off by building control to demonstrate that the build meets Part L requirements so should be available if the SAP EPC has not been lodged. Again, this EPC is valid for 10 years, so if one is in place, a newer, inaccurate RdSAP EPC is not required.

Our Guidance on the Appropriate Use of RdSAP is available to view in the iQ-Energy Control Panel, and can be downloaded by [CLICKING HERE](#).

EU News: EPBD Revision



Before Christmas, EU lawmakers reached an agreement about revising the Energy Performance of Buildings Directive, the underlying framework for the EPC industry. The outcome will be an aim to renovate Europe's entire building stock to be 'nearly zero emissions' by 2050.

Other changes include the introduction of a voluntary "*Smart Readiness Indicator*", assessing the capacity of buildings to adapt to the needs of its occupants – like automation systems for lighting or heating.

Changes will also be made to air-conditioning inspections, simplifying the process and enabling member state to decide the inspection measures and their frequency. A uniform threshold for all inspections was agreed at 70 kW.

The EPBD revision has yet to be presented to the European Parliament to be voted on, but it would likely be within the next few months. It is also likely that this revision would be transposed into British law prior to the finalisation of the UK's exit from the European Union.

In other EU news, MEPs have also scaled back their ambitions for a 40% energy efficiency target by 2030. The vote in the Parliament saw 485 MEPs backing a revised target of 35%.

Bottled vs. Bulk LPG

A recent auditing appeal had raised a query about the line between inputting bottled LPG and bulk LPG as part of an assessment.



In the report in question, the assessor had noted 2 47kg LPG Cylinders, but had input Bulk LPG as the heating fuel. Whilst this may be purchased 'in bulk', it is the portability and cost which are the dividing line.

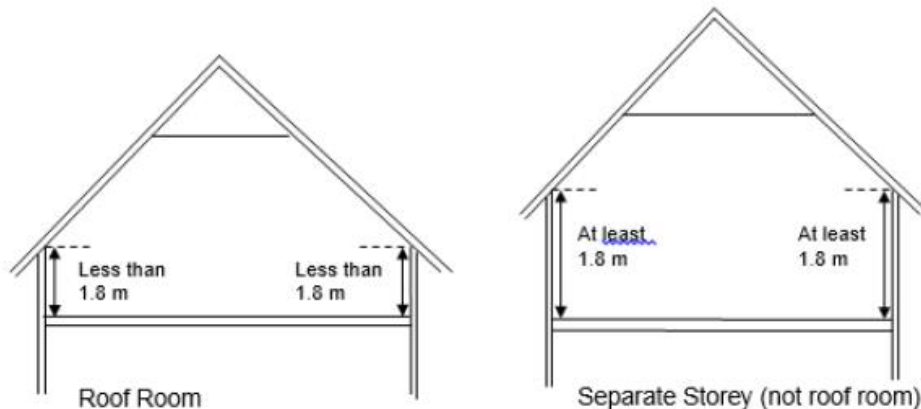
The cylinders are replaced and refilled as required, whilst a large tank remains in situ and only needs topping up. All scenarios involving an arrangement of large cylinders should be considered as 'bottled LPG'.

Assessors should also be extra cautious in using '*LPG subject to Special Condition 18*'.

Special Condition 18 relates to the conveyance of gas to independent systems. There are four independent LNG networks in Scotland (Wick, Campbeltown, Thurso, and Oban) and four independent LPG networks across Great Britain (Stornoway, Llanwrtyd Wells, Llanfyllin, and Colder). None of these networks are connected to the main UK gas transportation system. Instead, the LNG networks are supplied with gas that is transported to it by road in tankers carrying natural gas in liquefied form, whilst the LPG networks are supplied with propane. This should not be used for any 'special arrangement' between a homeowner/tenant and the supplier.

What is a 'common wall'?

In terms of RdSAP and roof rooms, the **common wall** is a **vertical continuation of the external wall of the storey below**. This is frequently confused with the ceiling height within the roof room.



The common wall height excludes the gable end of a property, but looking from the gable can help in identifying the common wall height.

EXAMPLE 1

On the property below, a large dormer room-in-roof had been considered an additional storey but the assessor due to a room height over 1.8m, however, the common wall height has been highlighted to show that it is less than 1.8m



EXAMPLE 2

The image below is from an audit appeal where the assessor was adamant that the property had an additional storey and not a room-in-roof:



Remember, gable ends are excluded as parts of the common wall, so the common wall height for the upper portion of this dwelling is effectively zero.

Changes to the EPC PDF

On Sunday 21st January, the Landmark's EPC Register (EW/NI) made some updates to their systems. The Recommendations page of the PDF Certificate will not long display a tick mark to indicate whether Green Deal funding is available. This will affect all EPCs downloaded from the Register directly.

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In addition, EPCs will now be watermarked to display 'EXPIRED EPC' when they pass their validity period.