

What is a SAP assessment and EPC?

SAP stands for the Government's Standard Assessment Procedure (SAP) for assessing the energy performance of housing. The basic function of a SAP assessment is to provide two ratings: one is the energy efficiency, the other CO2 emissions. This is a mandatory requirement and must be submitted with Building Regulation applications.

They take into account a range of factors that contribute to energy efficiency:

- Thermal insulation of the building fabric
- Efficiency and control of the heating system
- Ventilation characteristics of the building
- Solar gain characteristics of the building
- Fuel used for space and water heating

The calculation is not affected by factors that depend on the individual characteristics of the household occupying the building when the rating is calculated, for example:

- Household size and composition
- Ownership and efficiency of particular domestic electrical appliances
- Individual heating patterns and temperatures

Nor is it affected by the geographical location, so that a given building has the same rating in all parts of the UK.

Who can carry out the assessment?

Accredited (licensed) SAP assessors will carry out all assessments. Our processes are monitored for quality assurance by the accredited software provider. There are a number of national accreditation bodies recognised by government to assess, against nationally agreed standards, organisations that provide SAP assessments services.

What does the assessment involve?

The assessment involves taking details regarding the property from the specification and drawings and inputting them into the software to calculate the ratings. The air pressure test result is used to provide the final calculation and then the Energy Performance Certificate (EPC) for the property (effective from 6 April 2008).

What buildings need assessments?

All new residential buildings need to be assessed, however commercial buildings also need to be assessed but using a different method of calculation known as SBEM (Simplified Building Energy Model).

Do you need individual SAP assessments for all properties on the development?

Yes. All units on a development will require an individual SAP calculation and an EPC in order to be compliant with Building Regulations.

How long does it take to have a SAP assessment?

If all of the required information is in place and there are no discussions involving possible improvements in the specification, we would expect to complete the initial SAP in no more than 3 to 4 days.

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