

Display Energy Certificates for Public buildings

Why are they being introduced?

Display Energy Certificates (DEC) are being introduced as part of the Energy Performance of Buildings Directive (EPBD) which is an EU directive. They are intended to raise awareness of energy consumption with building users and the public.

Who is affected?

DECs will only apply to public buildings over 1,000m². Public buildings are defined as buildings occupied by a public authority or institution which provides public services and is visited by large numbers of people. Examples include public museums and swimming pools, but exclude hotels or retail outlets.

What is it?

The DEC will show the '**operational rating**' of a building on an A to G scale. The operational rating is based on the actual energy consumed during occupation over a 12 month period, and is compared against benchmarks for similar types of building. DEC will need to be updated every year and must be prominently displayed as an A3 poster in a place clearly visible to the public, such as a reception. An advisory report with recommendations to improve the energy rating must also be obtained, although these need not be displayed, and will be valid for 7 years.

When are they being introduced?

All public buildings must display a DEC by 1st October 2008. DECs and recommendation reports must be produced by an accredited energy assessor. The penalty for failing to display a DEC is £500 and an additional £1,000 for failing to obtain an advisory report.

Recommended Actions for Public authorities and institutions

1. Determine the floor area of all your properties.
2. Collect and check energy data available, from energy bills, delivery data, sub-meters, or customer readings.
3. Determine buildings with a shared meter or services. This may require sub-metering in future.
4. Talk to the building occupiers about DECs and access for the energy assessor.
5. Check if EPC's or air-conditioning surveys will be required in addition.