

ASTCEA03

Establish the operational rating of buildings



Overview

This standard is about the review of all available energy information and gathering any additional information in order to identify the energy performance and operational rating of the building.

This standard is for professionals in energy management and advice.

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Performance criteria

You must be able to:

- P1 identify aspects of the building fabric and services that affect operational energy performance
- P2 conduct an assessment of the activities, products, systems and processes that affect the current operational energy usage and associated carbon emissions
- P3 identify any on-site or building integrated energy generation (microgeneration) or heat generators
- P4 review all available energy usage information available from building logbooks, energy performance certification, logs, meter readings and energy bills
- P5 identify any gaps in information and obtain additional information as required
- P6 carry out a physical inspection of all aspects of the building making accurate measurements using correct equipment and in accordance with RICS code of measuring practice
- P7 make accurate observations and measurements which are necessary to provide data for the calculation of energy ratings
- P8 use obtained data to corroborate earlier information on energy performance and identify any additional information or investigation required
- P9 establish the overall operational energy performance ratings for the building
- P10 make, maintain and store accurate and legible records of energy performance data

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Knowledge and understanding

You need to know and understand:

- K1 the principles of building structure, elements, fabric, services and overall design philosophy
- K2 the use of energy performance rating calculations using relevant units of measurement
- K3 how to recognise the various types of building construction and materials from inspection and investigation
- K4 different types of on-site or building integrated energy generation or heat generators and their effect on energy usage and carbon emissions
- K5 the equipment and resources needed to carry out inspections
- K6 the detailed inspection requirements that apply to the building as defined by the prescribed methodology
- K7 the definitions and conventions embodied within the prescribed methodology
- K8 how to identify the different types of building services in the building and how they perform in relation to energy and carbon use
- K9 maintenance contracts and servicing activities
- K10 the activities, products, systems and processes of the organisation and their impact on energy and carbon consumption
- K11 the assumptions that are made in determining energy performance
- K12 the relative sensitivity of the different factors that affect the energy performance of a building
- K13 the factors that are not deemed to affect the energy performance of a building
- K14 the required range of information and evidence relating to the building , its use and energy performance as defined by the prescribed methodology
- K15 the range of methods, formats and conventions for recording information and evidence on the building, its use and energy performance
- K16 the importance of making and maintaining records that are complete, accurate and legible
- K17 the reasons why it is necessary to record where and why accurate inspection has not been possible

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