

Overview

This standard is about establishing the asset ratings of existing commercial buildings in accordance with the relevant Building Regulations that apply to the energy performance of buildings.

It is about gathering and interpreting a wide range of information about the structure and use of the building. You will also carry out on-site inspections and reviews of asset energy efficiency as a precursor to establishing the actual energy performance. It is also about producing an Energy Performance Certificate or similar document in accordance with the requirements of the relevant devolved nation.

This standard is for professionals in energy management and advice. You will be required to know and understand the relevant requirements of each devolved nation.

Performance criteria

You must be able to:

1. evaluate the relevance of commercial building characteristics and their effect on the asset ratings and energy performance of the property
2. use the approved software to identify relevant models for the building
3. establish the site layout, type of building, dimensions, geographical location, and use of the building from inspection, drawings and specifications
4. identify the relevant actions to be taken when data is not available for the asset rating
5. identify the air tightness of the building from specifications and/or tests to
6. identify the ventilation strategy and characteristics of the building from specifications and/or tests to contribute to establishing the asset ratings
7. identify the heating, cooling and hot water systems being used from drawings, tests, specifications and observations on site to contribute to establishing the asset ratings
8. identify the nature of artificial lighting controls and systems being used from drawings, specifications and observations on site
9. identify the types of fabric and building elements from drawings, specifications and observations on site
10. determine the thermal transmittances (u values) of opaque elements in accordance with the relevant technical standards for the types of construction
11. determine the Target Emission Rate (TER) and Buildings Emission Rate (BER) and other relevant ratings
12. produce an Energy Performance Certificate or similar document in accordance with the relevant nation requirements

Knowledge and understanding

You need to know and understand:

1. the design intent of the commercial building and the relevant systems within it, and the impact of changes in building usage over time
2. the relevant aspects of legislation and regulations for the asset rating of commercial buildings
3. the activities, products, systems and processes of the customer organisation and their impact on energy and carbon consumption
4. the detailed assessment requirements that apply to the property as defined by the approved software
5. the use of energy performance rating calculations to contribute to establishing the asset ratings
6. how to recognise the types of building construction and materials from inspection, drawings, specifications and services
7. how to evaluate the ventilation strategy and characteristics to contribute to establishing the asset ratings
8. how to establish the level of air tightness in a building to contribute to establishing the asset ratings
9. the requirements and application of relevant Building Regulations that apply to the energy performance of buildings
10. the various emission rates for commercial buildings and how to calculate them
11. the Target Emission Rate (TER) and Buildings Emission Rate (BER) and how to calculate each of these
12. the required format and content of Energy Performance Certificates or similar documents
13. the approved software to produce Energy Performance Certificates or similar documents

Establish the asset ratings of commercial buildings

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