

---

## Overview

This standard is about undertaking energy inspections of existing non-dwellings with frequently occurring characteristics to determine energy performance, using the Simplified Building Energy Model (SBEM). Such buildings will contain, for example, simple heating systems, simple natural ventilation, small comfort cooling systems and typical fabric as defined in the Simplified Building Energy Model (SBEM) approved software. The standard is about the production of Energy Performance Certificates and recommendations for cost-effective improvement.

This standard relates to existing non-dwellings with frequently occurring characteristics that can be assessed using the Simplified Building Energy Model (SBEM).

You will need to understand the requirements within each devolved nation.

---

## Performance criteria

*You must be able to:* **Inspect existing non-dwellings with frequently occurring characteristics**

1. identify the equipment and resources required for the inspection of non-dwellings with frequently occurring characteristics, using the Simplified Building Energy Model (SBEM)
2. provide evidence of your identity to those present at the property before commencing the inspection
3. use the relevant surveying equipment and interpret the data generated by it
4. identify and record the method of construction of the property and the main materials used
5. identify circumstances when at the property that prevent continuing with the inspection and explain the reasons to the customer
6. undertake a visual inspection of the relevant aspects of the property in accordance with the requirements of the Simplified Building Energy Model (SBEM) approved software
7. observe and take measurements which are required to provide data for the calculation of an energy performance rating
8. obtain the required additional information about the property
9. undertake further investigations where your observations are inconsistent with existing evidence and expected findings
10. follow the approved Simplified Building Energy Model (SBEM) procedures for collecting information to enable the energy efficiency of the property to be determined

### **Produce Energy Performance Certificates**

1. assemble and collate information from on-site inspection and from other relevant additional sources
2. use the approved Energy Performance Certificate software, following the developer's instructions, to determine energy performance ratings confirming that data is entered to the required standards
3. use the approved Energy Performance Certificate software to generate recommendations for measures to improve the energy

- performance of the property
4. confirm the recommendations generated and make required amendments
  5. delete recommendations that will not improve the energy performance of the property, providing your reasons within the approved software
  6. prepare and issue an Energy Performance Certificate and recommendations for cost- effective improvement that meets the relevant devolved nation's codes of practice and standards
  7. explain the Energy Performance Certificate and recommendations for cost- effective improvement to the customer
  8. check the data is complete before finalising the Energy Performance Certificate
  9. maintain electronic internal records which conform to relevant professional and statutory requirements and data protection legislation

## Knowledge and understanding

*You need to know and understand:* **Inspect existing non-dwellings with frequently occurring characteristics**

1. the equipment and resources are required to undertake the inspection of existing non-dwellings with frequently occurring characteristics
2. the relevant detailed inspection requirements and conventions that apply to the property as defined by the Simplified Building Energy Model (SBEM) approved software
3. the relevant definitions and conventions that apply to the Simplified Building Energy Model (SBEM) approved software
4. how to recognise different types of building construction, materials and services from drawings as well as buildings
5. how to identify and classify variations in building use
6. how to conduct the inspection in accordance with the relevant devolved nation's requirements
7. the problems that can affect the energy performance of the building fabric
8. how to observe and take measurements which meet the required standards
9. how to make further investigations where observations are inconsistent with existing evidence and how to identify the causes of these inconsistencies
10. how to collate information required to assess the energy performance of property

### **Produce Energy Performance Certificates**

1. the relevant devolved nation's format and content of Energy Performance Certificates
2. the range of measures to improve the energy performance of a property to be included within an Energy Performance Certificate
3. the relevant devolved nation's Energy Performance Certificate software used to produce Energy Performance Certificates and recommendations for cost-effective improvement
4. the principles underpinning the relevant devolved nation's Energy

- Performance Certificate software used to calculate energy ratings
5. how to input data in the relevant approved software to determine energy performance ratings
  6. how to use the relevant devolved nation's Energy Performance Certificate software to generate recommendations for measures to improve the energy performance of property
  7. the importance of checking that data has been entered to the relevant devolved nation's Energy Performance Certificate standards and how to review data if the calculation will not process
  8. the importance of checking the recommendations generated, deleting those that will not improve the energy performance of the property, and providing reasons within the approved software
  9. the way in which recommendations are generated and circumstances when it is relevant to delete them
  10. the importance of complying with the relevant data protection legislation
  11. the importance of checking the Energy Performance Certificate to confirm that it meets the relevant devolved nation's codes of practice and standards

---

## Scope/range

### **Inspect existing non-dwellings with frequently occurring characteristics**

Frequently occurring characteristics:

- simple heating systems (Boiler Systems <100kw)
- simple natural ventilation
- small comfort cooling systems (up to 12kw)
- typical fabric as defined in the approved methodology
- typical lighting systems as defined in the approved methodology

Circumstances:

- the discovery of unexpected or hazardous conditions or materials
- other potential threats to health and safety

Observations and take measurements which are necessary to:

- provide data for the calculation of an energy performance rating
- produce recommendations for cost-effective improvement

Note: This standard relates to existing non-dwellings that can be assessed using SBEM.

INSDNDEAs3

Undertake energy inspections of existing non-dwellings with frequently occurring characteristics using the Simplified Building Energy Model (SBEM)



---

<b>Developed by</b>	Instructus
<b>Version Number</b>	1
<b>Date Approved</b>	March 2019
<b>Indicative Review Date</b>	January 2024
<b>Validity</b>	Current
<b>Status</b>	Original
<b>Originating Organisation</b>	Instructus
<b>Original URN</b>	ASTNDEAs5
<b>Relevant Occupations</b>	Professional Occupations; Construction, planning and the built environment; Building and construction; Architects; Town Planners and Surveyors
<b>Suite</b>	Non Domestic Energy Advisors
<b>Keywords</b>	inspecting non-dwellings; energy performance; recommendations; cost-effective improvement

---