INSDNDEAs4

# Undertake energy inspections of existing non-dwellings using the Simplified Building Energy Model (SBEM)

## Overview

This standard is about undertaking energy inspections of existing non-dwellings to determine energy performance, using the Simplified Building Energy Model (SBEM). It is also about the production of Energy Performance Certificates and recommendations for cost-effective improvement.

This standard relates to existing non-dwellings that can be assessed using the Simplified Building Energy Model (SBEM). It does not cover existing non-dwellings that require the use of a Dynamic Simulation Model (DSM).

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

## Performance criteria

*You must be able to:*

Inspect existing non-dwellings to determine energy performance

1. identify the equipment and resources required for the inspection of existing non-dwellings using the Simplified Building Energy Model (SBEM)
2. provide evidence of your identity to those present at the property before commencing the inspection
3. identify potential health, safety and security risks with the property and the environment
4. prepare to take action to minimise or mitigate risks
5. use the relevant surveying equipment and interpret the data generated by it
6. identify and record the method of construction of the property and the main materials used
7. identify circumstances when at the property that prevent continuing with the inspection and explain the reasons to the customers
8. 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
9. observe and take measurements which are required to provide data for the calculation of an energy performance indicators
10. obtain the required additional information about the property
11. undertake further investigations where your observations are inconsistent with existing evidence and expected findings
12. 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 software, following the developer's instructions, to determine energy performance indicators confirming that data is entered correctly into the required standards
3. use the approved 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 data protection legislation and Accreditation Scheme requirements

## Knowledge and understanding

*You need to know and understand:*

Inspect existing non-dwellings to determine energy performance

1. the equipment and resources required to undertake the inspection of existing non-dwellings using the Simplified Building Energy Model (SBEM)
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 inspections of buildings
5. the types of construction of older and traditional buildings and the materials used, including local and regional variations
6. the performance characteristics of older and traditional buildings compared to those of modern construction
7. the sources of information to help establish the age of older and traditional buildings and their features
8. how to identify and classify variations in building use
9. how to conduct the inspection in accordance with the relevant devolved nation's requirements
10. the relevant health and safety legislation and guidance
11. how to identify, respond to and report any potential health, safety and security risks with the property and the environment
12. the actions taken to minimise or mitigate risks
13. the types of problems that can affect the energy performance of the building fabric
14. how to observe and take measurements which meet the required standards
15. how to make further investigations where observations are inconsistent with existing evidence and how to identify the causes of these inconsistencies
16. 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 property to be included within an Energy Performance Certificate

3. the approved software used to produce Energy Performance Certificates and recommendations for cost-effective improvement

4. the principles underpinning the approved software used to calculate energy performance indicators

5. how to input data into the approved software to determine energy performance indicators

6. how to use the approved software to generate recommendations for measures to improve the energy performance of a property

7. the importance of checking that data has been entered correctly into the approved software 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 appropriate to delete them

10. the importance of complying with the relevant data protection legislation and Accreditation Scheme requirements

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 to determine energy performance

Circumstances:

- the discovery of unexpected or hazardous conditions or materials
- non-compliance with relevant health and safety regulations - COSHH/RIDDOR/HSAW
- other potential threats to health and safety

Observations and measurements which are necessary to:

- provide data for the calculation of energy performance indicators
- produce recommendations for cost-effective improvements

## Glossary

### Traditional Building

Buildings with a vapour permeable construction that both absorbs moisture and readily allows moisture to evaporate. Examples include but not limited to traditional timber-framed external walls with any infill and those built with wattle and daub, cob or stone, brick and constructions using lime render or mortar.

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