

Technical Bulletin

September 2018

Welcome to the ecmk quarterly Technical Bulletin

In this issue we cover:

- Domestic: Boiler with warm air distribution
- Domestic: Lot 20 Storage heaters
- Domestic: Smart Auditing
- SAP: New conventions
- DEC's: New conventions
- Non-domestic: Convention 6.13
- Domestic: Smarter Surveys
- Customer satisfaction survey
- Lodgement of incorrect EPCs
- Upcoming training

Please do contact us if you wish to see clarification of any issues for future bulletins.

Many thanks and we hope you enjoy the bulletin.

Stephen Farrow
Scheme Manager

Domestic: Boiler with warm air distribution

We have recently had a few cases raised with our support desk of an unusual heating set up involving a standard boiler that has warm air distribution. Typically, the boiler can be located on the PCDF, however only the emitter options of radiators or underfloor are presented. Therefore, this would not represent an accurate reflection of the heating system set up.

As a workaround, the following steps should be applied:

1. Enter 2 main heating systems.
2. Enter main heating 1 manually as a condensing warm air system.
3. Enter main heating 2 using the boiler details in the PCDF.
4. Enter 100% heating from main heating 1
5. Enter the water heating from main heating 2.

Domestic: Lot 20 Storage heaters

From January 2018, all space heaters manufactured for sale in the EU must comply with a minimum efficiency standard.

Storage heaters manufactured post January 2018 must have: -

- Electronic heat charge control with room and/or outdoor temperature feedback or controlled by energy supplier
- Room temperature control
- Fan assisted output

In addition, they may also have optional features such as open window technology.

What to look for



Grill at base – fan assisted output



7 day programmer & room temperature control



Look for 2 electric spurs adjacent to the unit

How to record

For RdSAP these are not currently on the High heat retention storage heater database so should be recorded as follows:

- Dual electric rate (economy 7)
- Fan or integrated storage heaters (as appropriate)
- Automatic charge control

Recording fan storage heaters as the main heating system results in no heating system upgrade recommendation.

In addition to storage heaters Lot 20 legislation includes electric radiators, electric underfloor heating and electric & gas fires. It should result in lowering energy usage & costs.

The legislation has been written into UK law, so when we leave the EU, Lot 20 will still apply.

Domestic: Smart auditing

ecmk have now implemented the smart audit regime that is part of the new Scheme Operating Requirements (SORs). A smart audit is a 'risk based' audit based on pre-defined set of criteria. The smart audit methodology is designed to find potentially defective Energy Certificates. A smart audit will focus on the data items and associated evidence related to the smart rule(s) that the lodgement has triggered. However, a full audit will be carried out so please ensure that all your audit evidence is supplied.

The DEA Smart Audit Rules can be seen below:

Rule No	Trigger
1.	No main heating system present, but mains gas supply present
2.	Main building age band is L
3.	Heating controls of Boiler Energy Manager
4.	Overwritten U-values for the main building walls
5.	Any building part on any element has insulation type recorded as unknown
6.	No heating controls present, but main heating system is a gas (incl LPG) or oil boiler
7.	Ground floor of main building room height is <1.5m or >4m
8.	Mechanical ventilation present in property built prior to 2003 including supply and extract
9.	Gas boiler main heating system and hot water from electric immersion
10.	Duplicate lodgement of an EPC for the same property, within 1 calendar month by the same assessor
11.	Age band A with cavity walls
12.	No access to the main building loft
13.	No access to cylinder

If you are called for a Smart Audit (not to be confused with Smart Random Audits) then you will be able to find out which Smart rule it has been called against by logging into assessorhub and viewing the audit category. Please see example overleaf:

← Back
History
Edit
Notes (1)
Audit Assessment
Go to Assessment

Audit Details

Audit Type	SmartAudit
Audit Category	Rule2
Audit Status	Ready To Audit
Smart Audit Status	NA
Audit Result	NA
Audit Fail Reason	NA
Failure Review Complete	<input type="checkbox"/>
Assessment Type	EPC
Assessment Created On	IPad

Therefore, the above audit was called against Rule 2 “Main Building age band is L”.

For more information regarding the new Scheme Operating requirements and the Smart Audit regime, please visit the [EASOB](#) website.

SAP: New conventions

New SAP convention issue 8.1 have been released for our On-Construction Domestic Energy Assessors. The issue date for the new conventions is 1st September 2018 and we are advising our assessors to apply them with immediate effect. The new conventions can be found in scheme documents on assessor hub or directly by clicking [here](#)

Please see summary below of the new conventions:

5.04	Windows and roof windows – U-values and g-values	Amended
5.15	Thermal Mass	Amended
5.17	Windows facing unheated corridor	New convention
5.18	Definition of a curtain wall	New convention
6.14	Hybrid heat pump	New convention
7.06	Cylinder heat loss: Watt to kWh/day conversion for DHW cylinders	New convention
9.02	Windows opening	New convention

NB; there have also been some amendments/additions to the appendix that are referenced and highlighted blue in the conventions document.

DECs: New conventions

There has been a long overdue new set of conventions issued for DEC assessments. The implementation date for the new conventions is 1st November 2018, but we are advising our assessors to apply the new conventions with immediate effect. The new conventions can be found in scheme documents on assessor hub or directly by clicking [here](#).

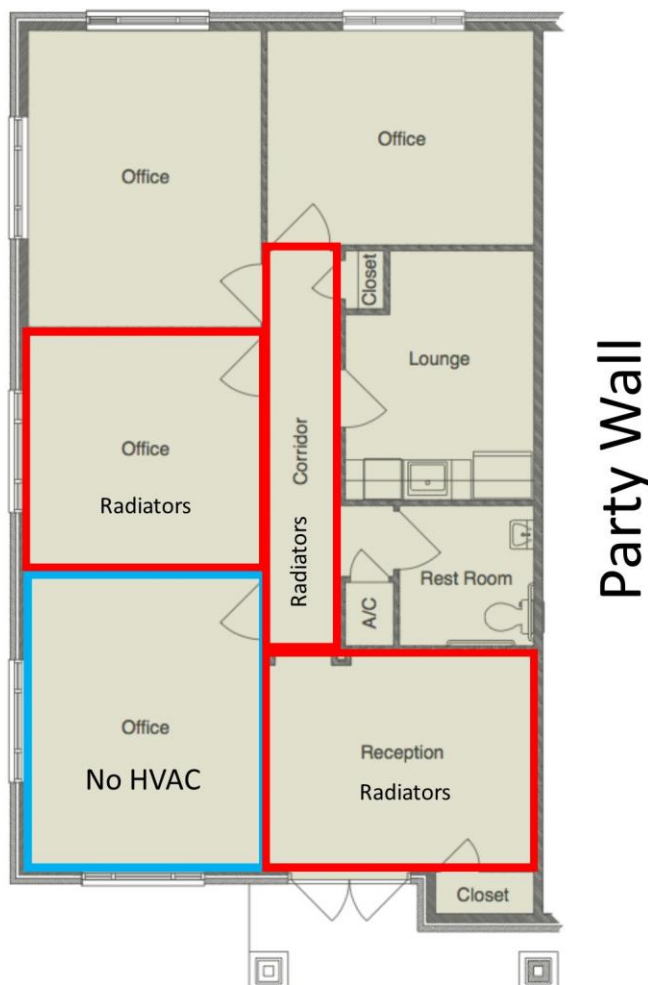
Please see summary below of the new conventions:

- 2.04 Treatment of Changes in Floor Area During Measurement Period
- 2.05 Energy content in biomass
- 2.06 Use of Address Line 1 to Describe Site Buildings and Building Sub Parts
- 3.01 Excludable Energy Uses
- 3.02 Hospital Benchmarking
- 3.03 Benchmarking of Swimming Pools and Sports Facilities

Non-domestic: Convention 6.13

Convention 6.13 has recently been re-written to clarify how to deal with indirectly conditioned zones within various scenarios. The new convention clarifies that any party walls, floors or ceilings are excluded when considering if at least 50% of the surrounding envelopes are conditioned.

Therefore, if we take the plan below and imagine that this is a mid-floor office, the floor and ceiling are not accounted for. For example, when assessing the Office highlighted in blue exactly 50% of the walls are conditioned and is therefore considered to be indirectly conditioned. The same HVAC of the surrounding zones (radiators) would be applied.



However, if this was a ground floor office with a floor to “underground” then the office highlighted blue could not be considered as indirectly conditioned. This is because less than 50% of the envelope areas adjoin a conditioned space. Therefore, default heating described in convention 10.07 of a fanned electric room heater with an efficiency of 100% would need to be applied.

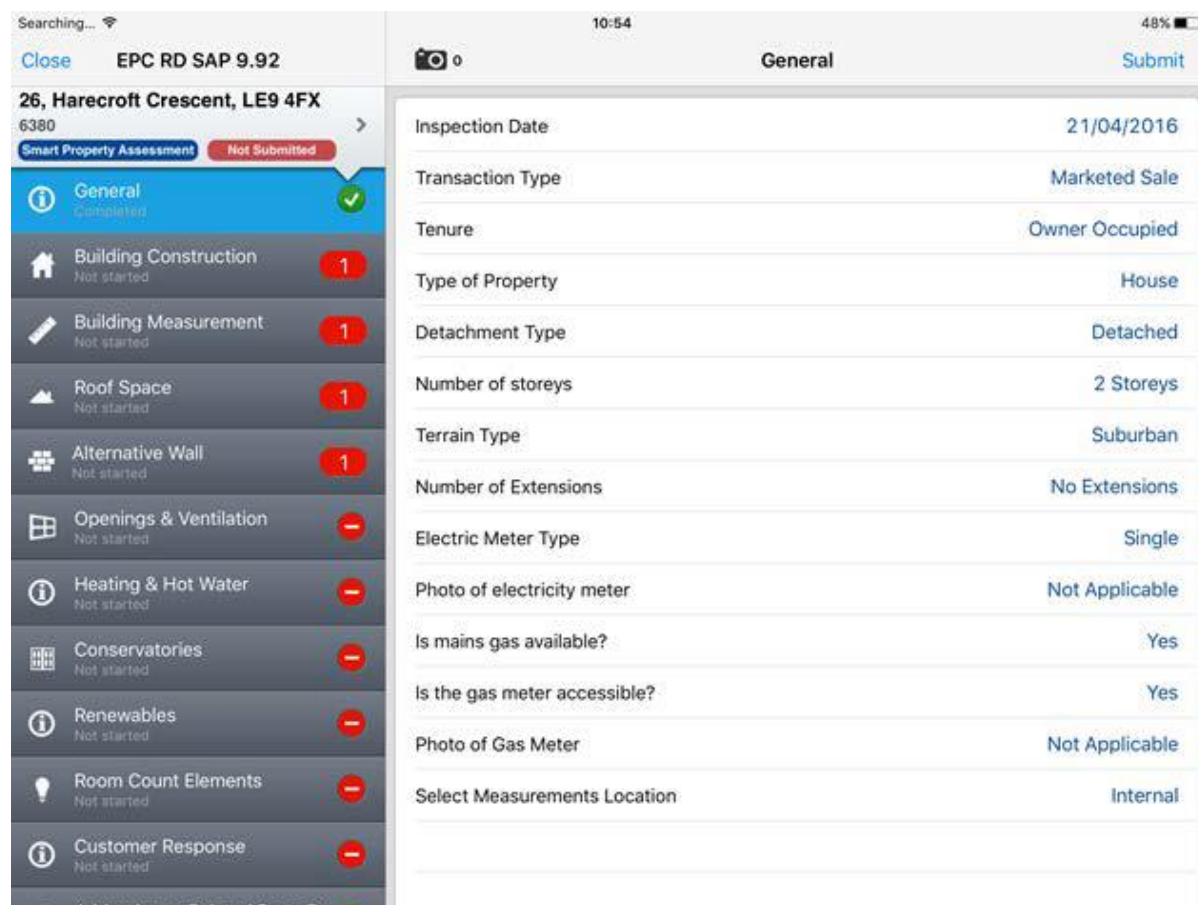
Domestic: Smarter Surveys

ecmk members have **FREE** use of eTech's Smart Survey EPC App which is available on iPad and iPhone. There are huge benefits to using the App over paper-based site notes and we have developed the Smarter Survey Webinar to show this. The webinar is aimed at DEAs who are not currently using the Smart Survey EPC App and are still using pen and paper for their EPCs.

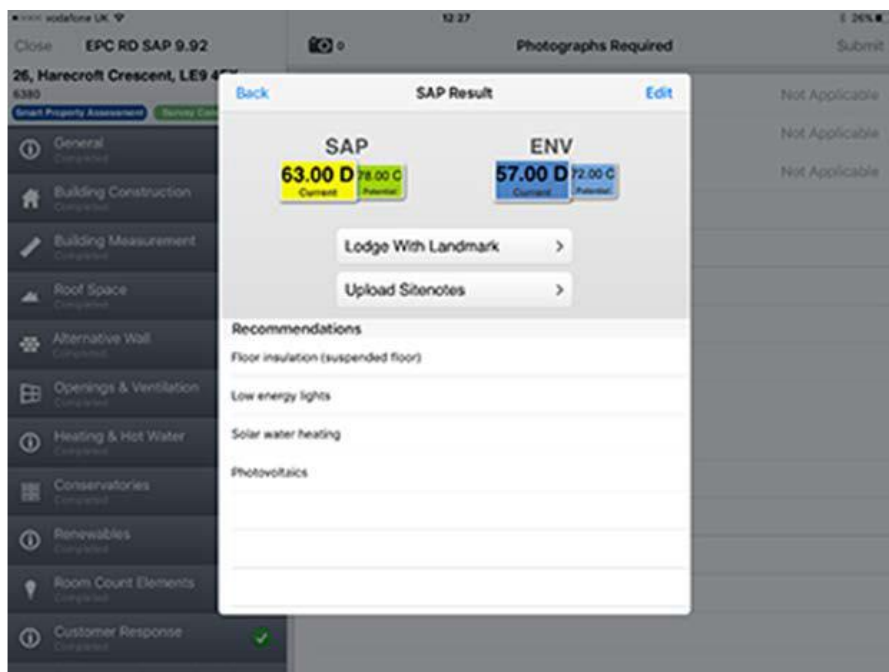
This course will cover:

- The benefits of the App
- Live demonstration of how it works
- How to get started using the App

Please see our CPD schedule at the end of this bulletin for our next Smarter Survey Webinar.



The screenshot displays the Smart Survey EPC App interface on an iPhone. The top status bar shows 'Searching...', '10:54', and '48%' battery. The app header includes 'Close', 'EPC RD SAP 9.92', a camera icon, 'General', and 'Submit'. The main content area is divided into two panels. The left panel lists various assessment categories with their status: 'General' (Completed, green checkmark), 'Building Construction' (Not started, red 1), 'Building Measurement' (Not started, red 1), 'Roof Space' (Not started, red 1), 'Alternative Wall' (Not started, red 1), 'Openings & Ventilation' (Not started, red minus), 'Heating & Hot Water' (Not started, red minus), 'Conservatories' (Not started, red minus), 'Renewables' (Not started, red minus), 'Room Count Elements' (Not started, red minus), and 'Customer Response' (Not started, red minus). The right panel shows the 'General' section of the form with the following fields and values: 'Inspection Date' (21/04/2016), 'Transaction Type' (Marketed Sale), 'Tenure' (Owner Occupied), 'Type of Property' (House), 'Detachment Type' (Detached), 'Number of storeys' (2 Storeys), 'Terrain Type' (Suburban), 'Number of Extensions' (No Extensions), 'Electric Meter Type' (Single), 'Photo of electricity meter' (Not Applicable), 'Is mains gas available?' (Yes), 'Is the gas meter accessible?' (Yes), 'Photo of Gas Meter' (Not Applicable), and 'Select Measurements Location' (Internal).



Customer satisfaction survey

Assessors are reminded, as per clause 2.1.2 of Appendix 1.2 of the Scheme Operating Requirements, assessors are required to obtain the email address of customers to allow the scheme to ensure assessors are adhering to the Code of Conduct by sending the customer a feedback form to complete online.

Lodgement of Incorrect EPCs

Assessors are reminded of convention 9.03 in relation to notifying the scheme of an incorrect or defective EPC lodged at Landmark.

Convention 9.03 - Lodgement of incorrect EPC:

If you lodge an EPC in error and lodge a corrected EPC, inform your accreditation scheme so that the erroneous one can be marked 'not for issue'.

Assessors must email accreditation@ecmk.co.uk with the RRN of the incorrect EPC and the RRN of the replacement EPC.

EPCs will not be removed from the register unless a replacement EPC has been lodged and the RRN supplied to the scheme.

If you do have any further questions or queries, then please contact us via:

Email: accreditation@ecmk.co.uk

Upcoming CPD Webinars

Secondary Heating
 Smarter Surveys: An Introduction to the Smart EPC App
 Non-domestic Conventions
 Walls: Construction, Party & Alternative
 Primary Heating Fundamentals
 Mini Audit: Tips & Hints how not to fail
 Practical Legionella
 Rooms in the Roof
 Lighting & Storage Heaters
 New Scheme Operating Requirements (SORs)
 Advanced Heating
 Smarter Surveys: An introduction to the Smart EPC App
 Heating Controls

September

Cost (+ vat)*

Mon 3 @ 1700-1800	£15.00
Tues 4 @ 0830-0930	£15.00
Thurs 6 @ 0800-0900	£15.00
Fri 7 @ 1600-1700	£15.00
Mon 10 @ 1700-1800	£15.00
Tues 11 @ 0830-0930	£15.00
Wed 12 @ 0830-0930	£15.00
Fri 14 @ 1600-1700	£15.00
Fri 21 @ 1600-1700	£15.00
Mon 24 @ 1700-1800	£15.00
Tues 25 @ 0830-0930	£15.00
Wed 26 @ 1700-1800	£15.00
Fri 28 @ 1600-1700	£15.00

**Costs listed are for ecmk members*

Click [here](#) to find out more and to book your place!

If you are looking for something more bespoke, we can deliver courses nationwide.

For further information, more course dates and to book your place:
 Email: training@ecmk.co.uk or Visit: www.ecmk.co.uk/training



4 hours FREE CPD

All ecmk members are entitled to 4 hours free CPD every year. Call 0333 123 1418 to make your claim and ask about our CPD courses.