

DCLG Approved software for the production of Non Domestic Energy Performance Certificates (EPC)

The Energy Performance of Buildings Directive (EPBD) became part of EU law in December 2002. The EPBD has been implemented into law via the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (S.I. 2007/991 as amended) ("the 2007 regulations") in respect of sales and lettings, and in regulation 29-33 of the Building Regulations 2010 (S.I. 2010/2214 as amended or superseded) (the Building Regulations) in respect of the duty on construction.

Regulation 24 of the Building Regulations 2010 (the Building Regulations) requires the Secretary of State for Communities and Local Government (the Secretary of State) to approve a National Calculation Methodology (NCM) for calculating the energy performance of buildings for:

- a) complying with the energy efficiency requirements of Part L of the Building Regulations 2010; and
- b) calculating the asset ratings that are included in EPCs and operational ratings that are included in DECAs as required by the Energy Performance of Buildings Regulations 2007 (the EPB Regulations).

The NCM Notice of Approval specifies that the approved NCM for buildings other than dwellings comprises the following calculation methods:

- a) the Government's Simplified Building Energy Model (SBEM);
- b) approved software interfaces to SBEM ;
- c) approved Dynamic Simulation Model (DSM) software packages;
- d) the Government's Method for Calculating Operational Ratings for buildings (MCOR) and its software application; and
- e) approved software applications of the MCOR

All software that is used to assess the energy performance of buildings must be validated to ensure that it operates in a manner, and to a standard, consistent with the NCM before it can be approved by the Secretary of State.

Please see attached the latest list of approved software for the production of non domestic EPCs, DECAs and ACIRs.

Software Name	Company/ Vendor	Software Type	Engine/ SpecVersion	1st Version Approved	Date 1st Approved	Latest Version Approved	DateRe - Approved
AC Reporter	ECMK	A/C Inspection Reporting software	-	v1.0	11-Apr-12	v1.0	11-Apr-12
AIRS	QUIDOS Limited	A/C Inspection Reporting software	-	v1.2	29-Jul-09	v2.0	07-Apr-11
digitalenergy	i-Prophets Energy Services	ORCalc software	ORCalc v3.6.1	v2.0	10-Jul-08	v3.1	06-Apr-11
LifeSpan DEC	Property-Tectonics Ltd	ORCalc software	ORCalc v3.6.1	v1.05.02	13-Jan-09	v3.6.0	07-Apr-11
DEC Assessor	IES Ltd	ORCalc software	ORCalc v3.6.1	v1.0b1	24-Oct-08	v5.0	21-Apr-11
Sigma DEC Virtual Environment	TEAM IES Ltd	ORCalc software DSM software for EPC and Part L 2010	ORCalc v3.6.1 Proprietary engine NCM modelling guide (on-going draft published May 2010)	v4.0 v6.2.0	29-Aug-08 01-Oct-10	v3.6 v6.4.0	07-Apr-11 11-Apr-11
EPLabel Hevacomp Simulator V8i	Camco/EPES Bentley Systems (UK) Ltd	ORCalc software DSM software for EPC and Part L 2010	ORCalc v3.6.1 EnergyPlus v4.0 NCM modelling guide (on-going draft published May 2010)	v1.0 v25.01	29-Aug-08 01-Jun-11	v2.4 v25.01	14-Apr-11 01-Jun-11
TAS	Environmental Design Solution Limited	DSM software for EPC and Part L 2010	Proprietary engine NCM modelling guide (on-going draft published May 2010)	v9.2	14-Dec-10	v9.2.1	14-Apr-11
ORToolkit AirCon Software	SystemsLink DCLG	ORCalc software A/C Inspection Reporting software	ORCalc v3.6.1 -	v1.0.0 v1.3.2	27-Aug-08 22-Dec-09	v3.6 v2.0.6	06-Apr-11 07-Sep-11

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ORCalc	DCLG	ORCalc software	ORCalc v3.6.1	v3.6.1	10-Jul-08	v3.6.1	06-Apr-11
iSBEM	DCLG	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v4.1.d	05-Apr-11	v4.1.c	30-Nov-11
SBEM Online	NES Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v.1.3	07-Apr-11	v.1.3	07-Apr-11
Sterling e-Volve	Sterling Accreditation	A/C Inspection Reporting software	-	v1.2	02-Mar-12	v1.2	02-Mar-12
SiteMaster EPC	Graebert GmbH	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v.5.0.4.1.d	27-May-11	v.5.0.4.1.d	27-May-11
ORCalc	DCLG	ORCalc software	ORCalc v3.6.2	v3.6.1	10-Jul-08	v3.6.2	17-May-12
Virtual Environment	IES Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v.6.4.0	11-Apr-11	v.6.4.0	11-Apr-11
CarbonChecker	BuildDesk Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v1.7	05-Apr-11	v1.7	05-Apr-11
G-ISBEM + SiteNotes	G-ISBEM Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v17.0	14-Apr-11	v17.0	14-Apr-11
G-ISBEM Standard	G-ISBEM Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v17.0	14-Apr-11	v17.0	14-Apr-11
Space Manager	Pythagoras International Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v2.61	13-Jun-11	v2.61	13-Jun-11
DesignDatabase	Bentley Systems (UK) Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v25.05	06-Apr-11	v25.05	06-Apr-11
Pro EP Cert	Bentley Systems (UK) Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v25.05	06-Apr-11	v25.05	06-Apr-11
DesignBuilder SBEM	DesignBuilder Software Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v3.0.0	05-Apr-11	v3.1.0	15-Oct-12
Lifespan SBEM	Property-Tectonics Ltd	FI-SBEM software for EPC and Part L 2010	SBEM v4.1.d	v4.1.d	07-Apr-11	v4.1.d	07-Apr-11