# The current EPC system

EPCs are produced by an EPC assessor, who must have completed approved EPC training and be accredited by an EPC accreditation scheme. The accreditation scheme carries out periodic audits of its members to ensure compliance.

The EPC assessor carries out a survey of the building in question and enters the relevant data into approved EPC software in order to produce the EPC. They also log survey data such as the measurements, floor plans and photos they have used as evidence for quality assurance and audit purposes, which is held by the accreditation scheme.

The EPC software uses a building modelling method to produce a rating and recommendations from the data provided. EPC models make use of standardised data sets covering a pre-existing list of technologies with data on their energy performance. If technologies are not covered by the list, a generic default score is used for that building component.

Domestic EPCs for new buildings use the Standard Assessment Procedure (SAP) which is the methodology used by the government to assess and compare the energy and environmental performance of dwellings and underpins a number of energy and environmental policy initiatives, including building regulations. However, for existing domestic buildings not all data may be available to complete a SAP assessment, so a reduced data SAP (RdSAP) EPC is produced which makes certain assumptions based on the age and observable characteristics of the building. Non-domestic buildings use a separate model, either the Simplified Building Energy Model (SBEM) or for more complex buildings the Dynamic Simulation Model (DSM), which can take account of the features of non-domestic buildings.

The EPC software produces an EPC .xml file which is ‘lodged’ on the centralised EPC register, resulting in the final EPC certificate which can be downloaded as a PDF. Most of the information lodged on the register appears on the EPC certificate, but some is kept private, for example assessor personal details.

When a building is sold or let, the vendor or landlord is legally required to have commissioned an EPC, the EPC rating must be displayed in any advertising, and the new owner or tenant must be provided with the EPC. For newly constructed buildings, a EPC must be produced when construction of the building has been completed.

EPC information can be accessed in two ways. Individual EPCs can be found on the register website by entering the EPC reference number or postcode of the property. Bulk data on EPCs can also be downloaded as a .csv file from the Open Data website, under certain conditions of use.