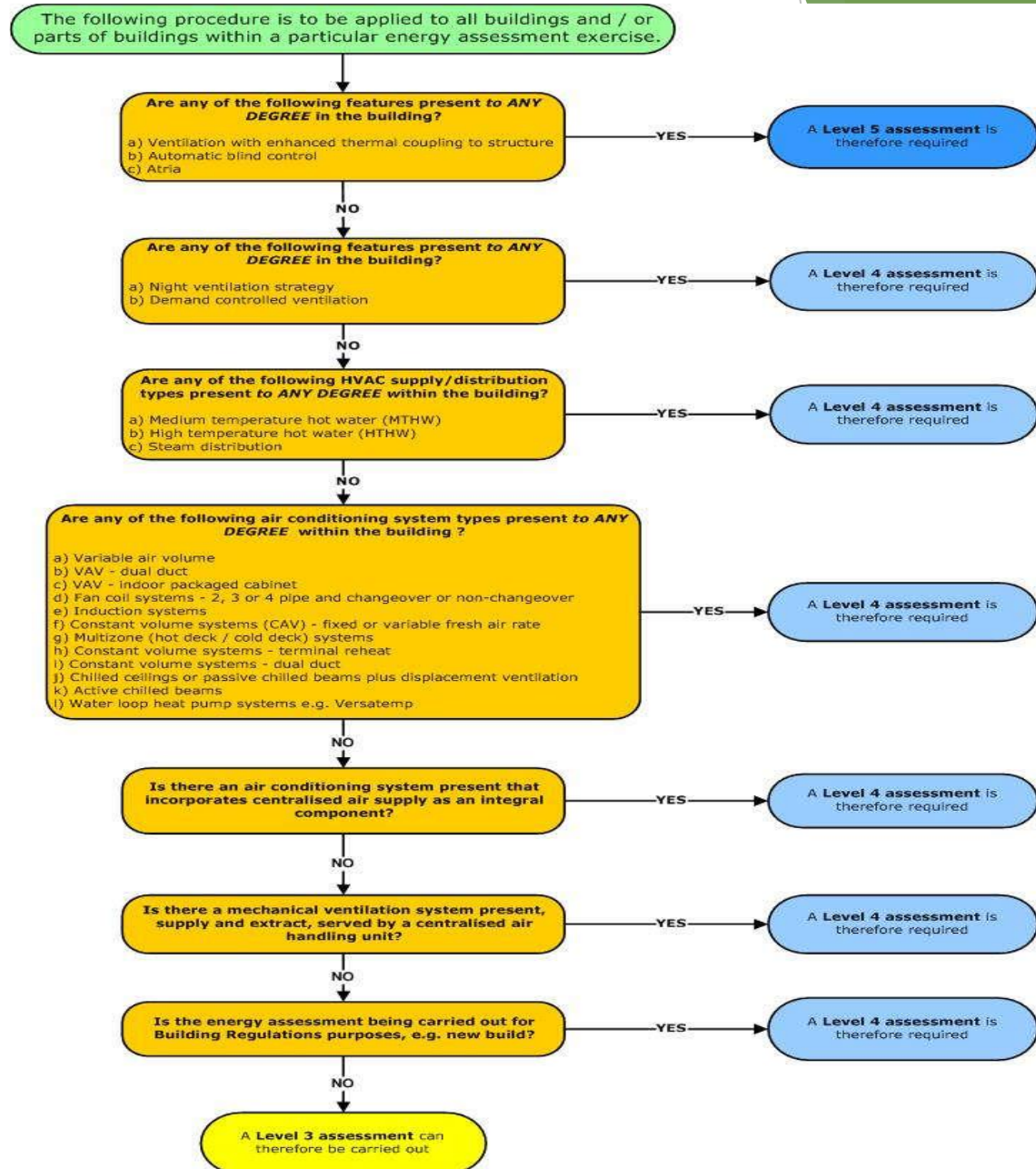


# Relation between building complexity and the EPC level of assessment

For many years, the ND EPC Conventions have been the document which is used to define the Level of an EPC lodgement. This is described with a flow-chart in section 10.02 in the current version of the document.



# Level 5 EPC Assessments

Following the flow chart from the top to bottom, any buildings with features like

- a. Ventilation with enhanced thermal coupling to structure
- b. Automatic blind control



# Level 5 EPC Assessments

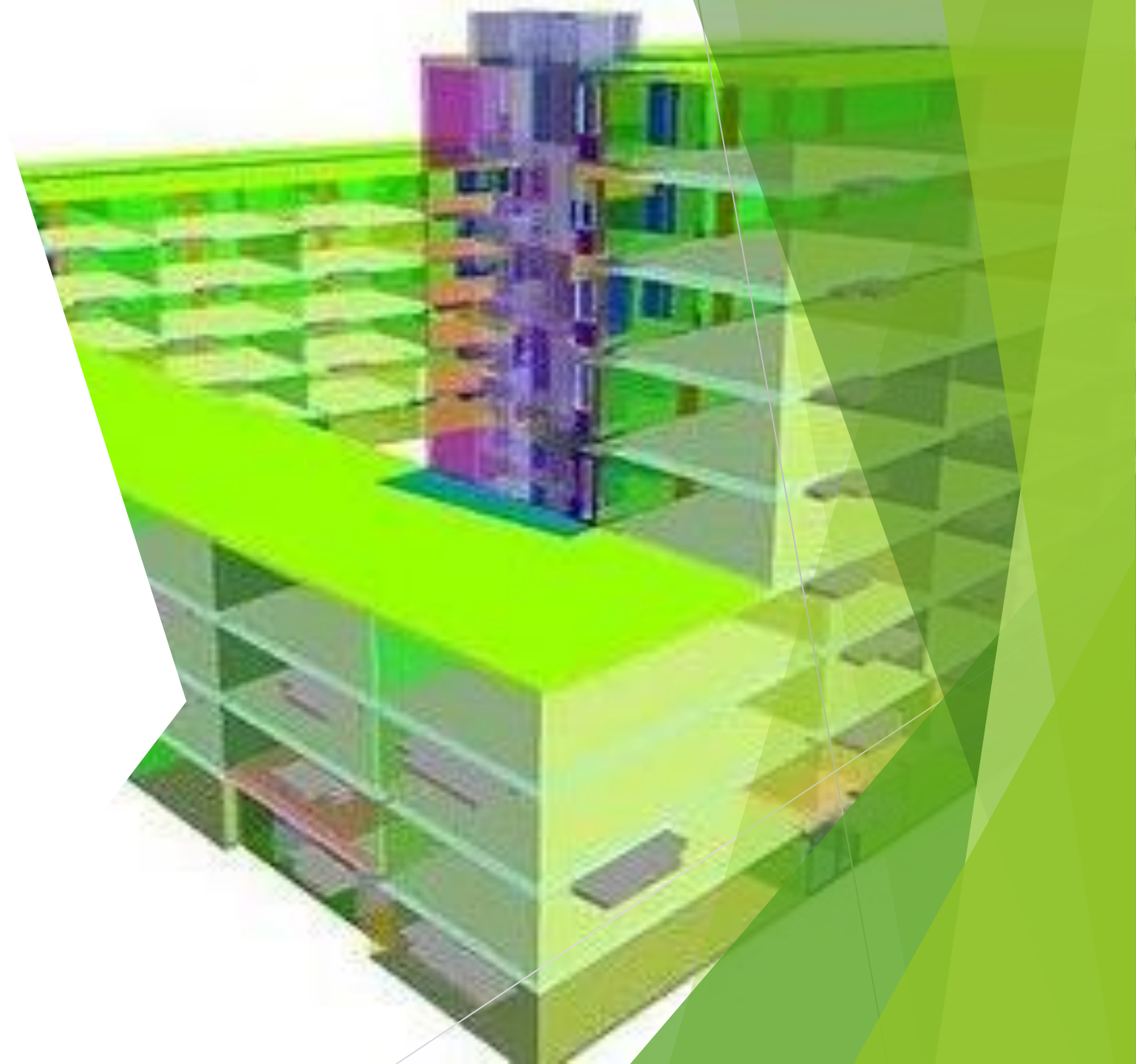
c. Atria



# Level 5 EPC Assessments

are considered to be of a Level 5 building complexity, so they can only be assessed by Level 5 EPC assessors using a Level 5 DSM EPC software and be lodged as a Level 5 EPC.

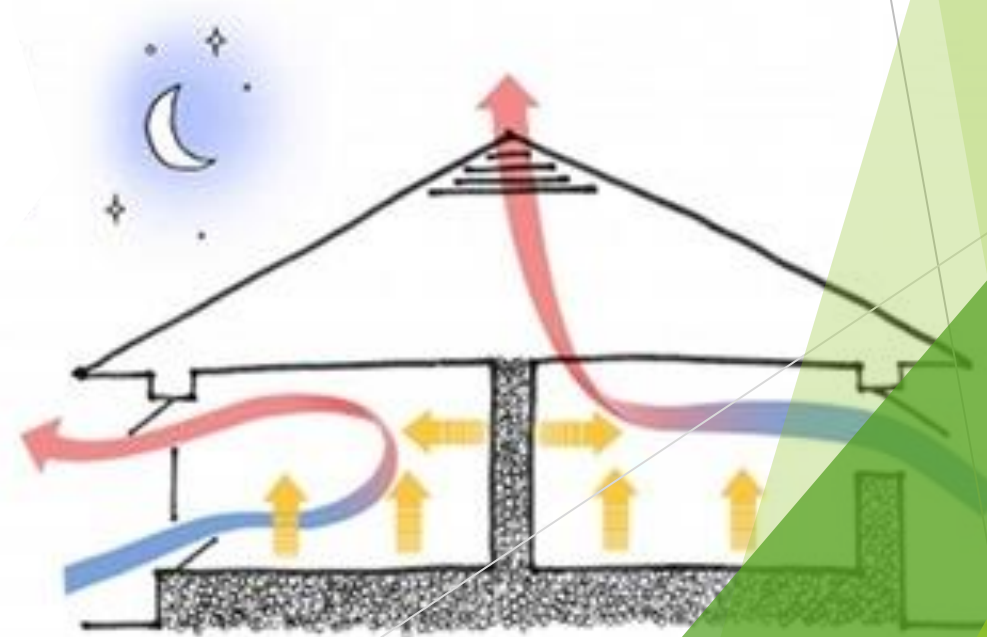
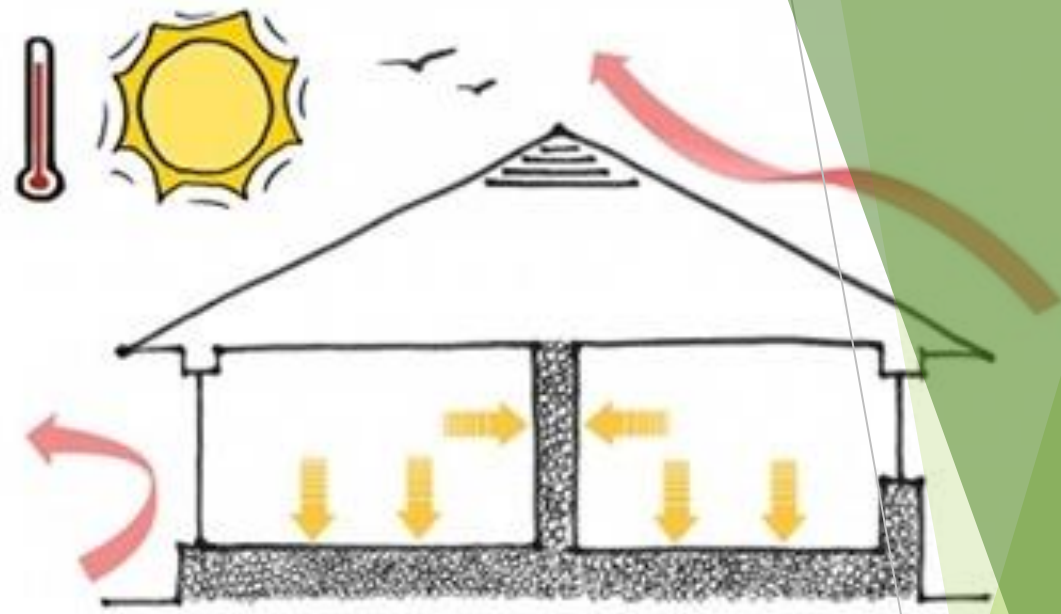
Apart from the buildings with an actual Level 5 building complexity as described above, any buildings assessed using a Level 5 EPC DSM software are also lodged with a Level 5 EPC assessment level.



# Level 4 EPC Assessments

Following the flow chart, any buildings that do not have the features described under the Level 5 building complexity but do have features such as

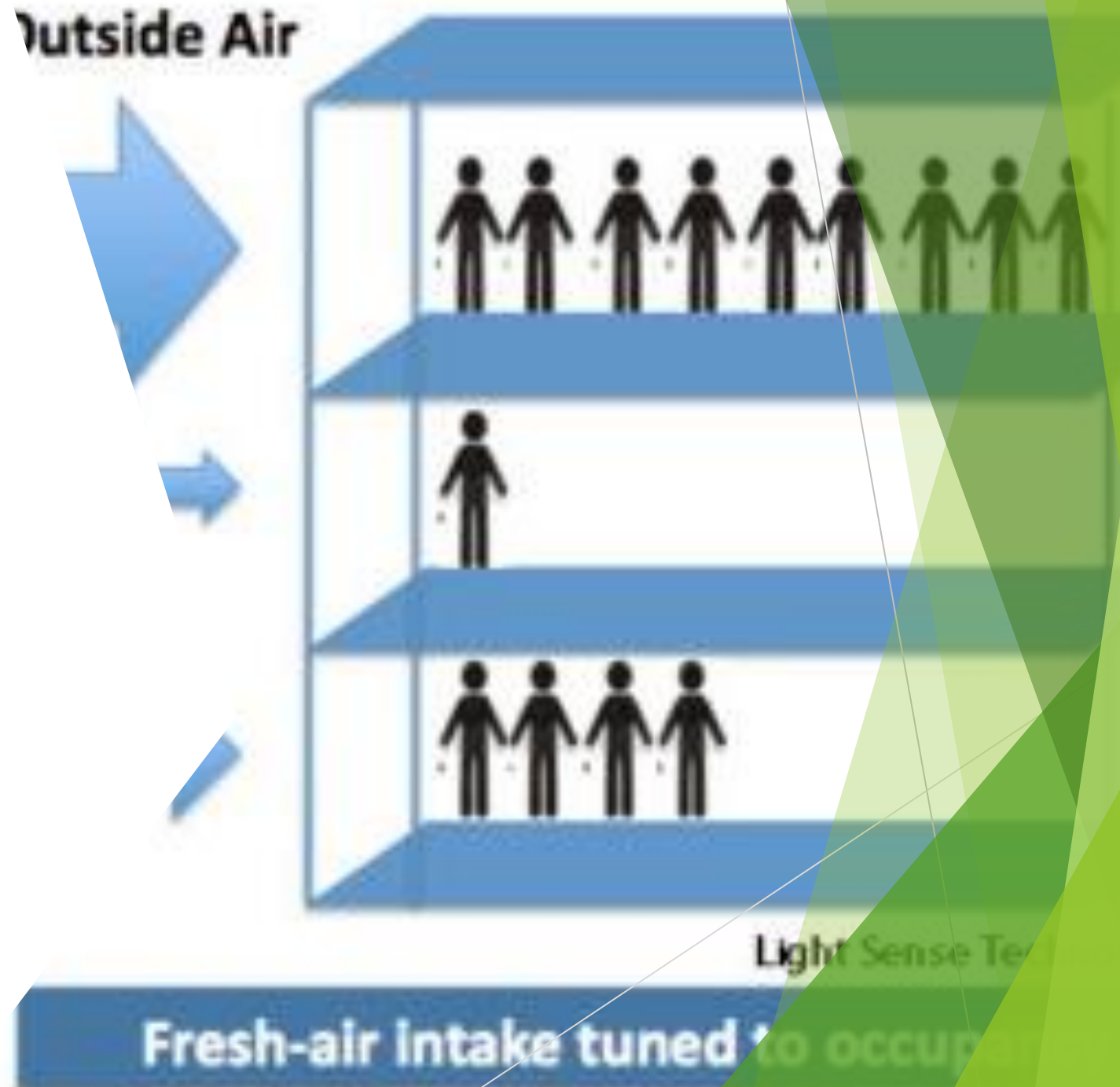
- a. Night ventilation strategy



# Level 4 EPC Assessments

b. Demand controlled ventilation

are considered to be of a Level 4 building complexity and are lodged as a Level 4 EPC assessments.



# Level 4 EPC Assessments

Also, any buildings that have supply/distribution of

- a. Medium Temperature Hot Water (MTHW) (typically 121 to 177°C)
- b. High Temperature Hot Water (HTHW) (typically 177 to 215°C)
- c. Steam distribution

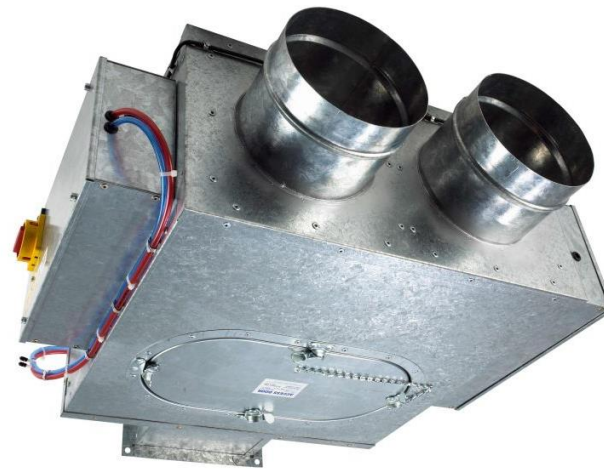
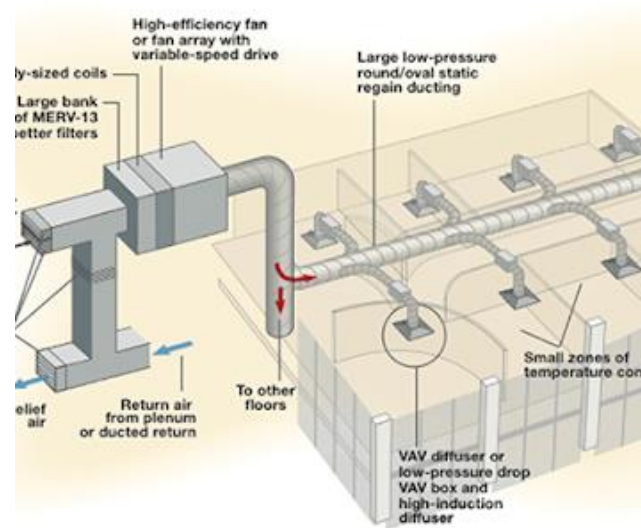
are considered to be of a Level 4 building complexity and are lodged as a Level 4 EPC assessments.



# Level 4 EPC Assessments

In terms of HVAC systems, any HVAC types such as

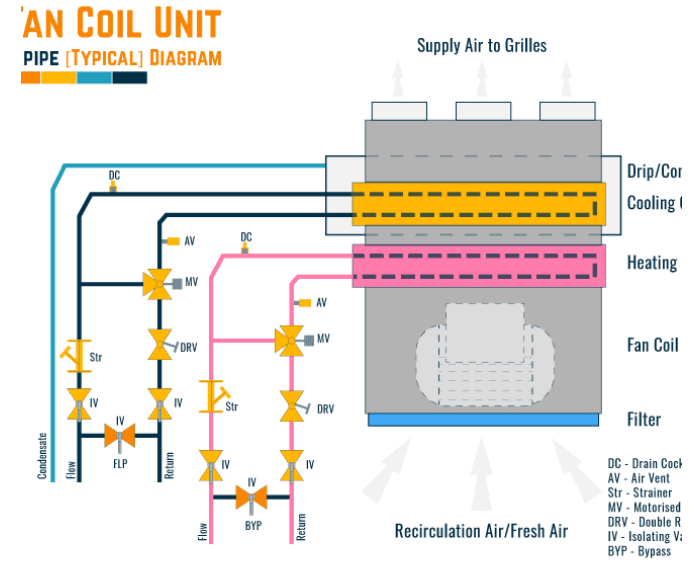
- a. Variable air volume
- b. VAV – dual duct – indoor packaged cabinet





# Level 4 EPC Assessments

- c. Fan Coil Units system
- d. Induction systems

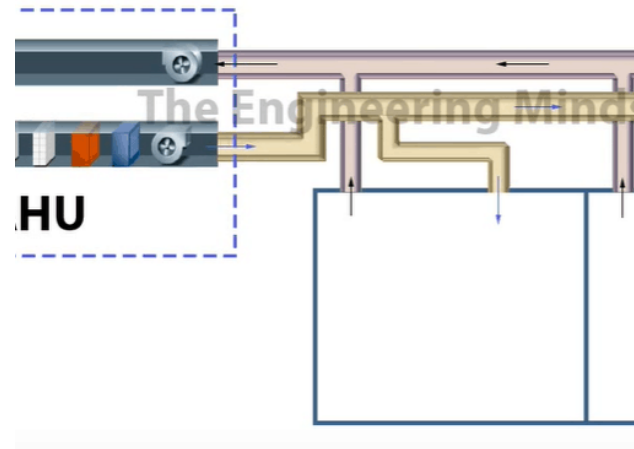


# Level 4 EPC Assessments

e. Constant volume systems – fixed or variable fresh air – terminal reheat – dual duct

f. Chilled ceilings or passive chilled beams with displacement ventilation

CAV - Constant Air

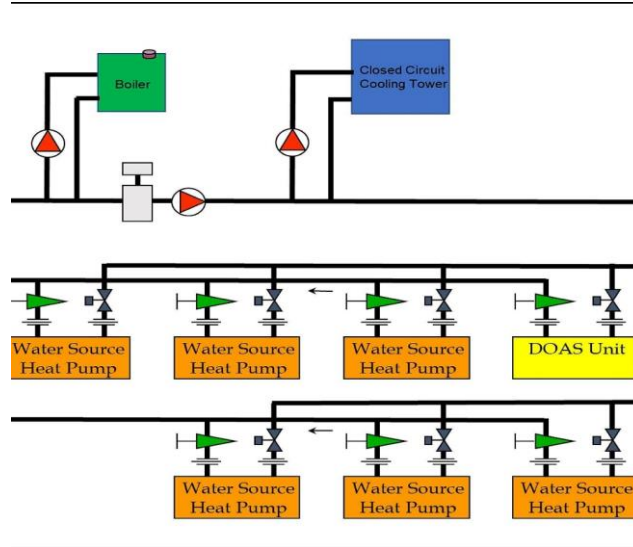


# Level 4 EPC Assessments

g. Active chilled beams



h. Water loop heat pump system (Versatemp)

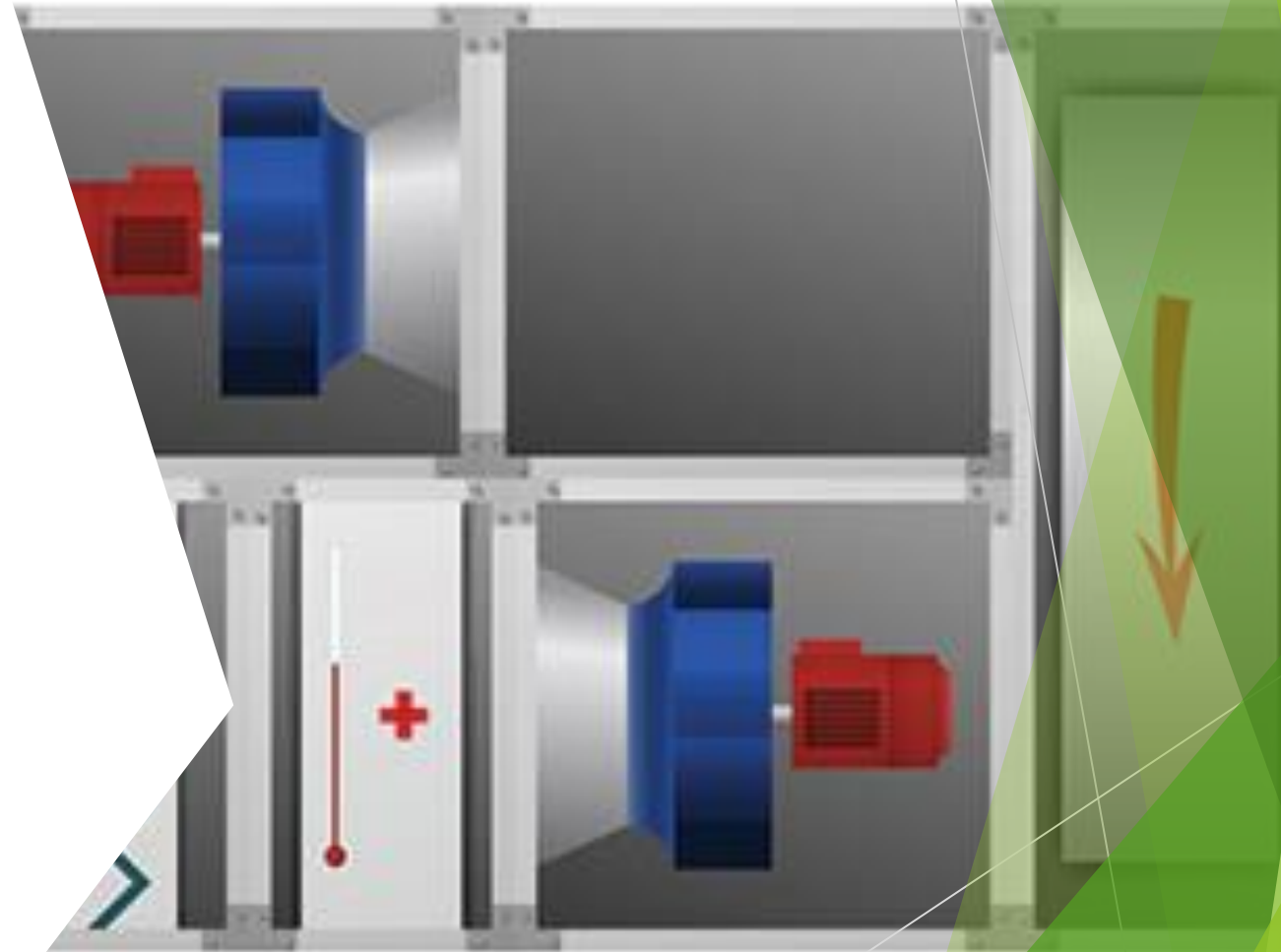


Included in buildings would be considered to be of a Level 4 building complexity and are lodged as Level 4 EPC assessments.

# Level 4 EPC Assessments

Even when none of the cooling systems above is present in a building but the building has air conditioning which incorporates centralised mechanical air supply or it simply has mechanical supply and extract from a centralised air handling unit, then the building would be considered to be of a Level 4 building complexity and are lodged as a Level 4 EPC assessment.

For example, any building with a simple heating system, such as radiators, or a simple split system HVAC should be considered a Level 4 building complexity case and lodged as a Level 4 EPC assessment when it also included centralised mechanical ventilation.



# Level 4 EPC Assessments

Completion EPCs for newly constructed buildings

On top of and beyond all the Level 4 building complexity characteristics mentioned above, any EPC produced for the completion of any newly constructed building case, regardless of how simple in terms of features and characteristic, will always be issued as a Level 4 EPC assessment. This is because such assessments are beyond the competence of Level 3 EPC assessors, so these are always considered to be and lodged as Level 4 EPC assessments.



# Level 3 EPC Assessments

Any building cases that do not include one or more of the features mentioned in the Level 5 or Level 4 building complexity and are not newly constructed building cases are considered to be Level 3 building complexity cases and are lodged as Level 3 EPC assessments.

Typically, these are naturally ventilated buildings, with heating only systems or simple split systems heating and cooling.

