

Lisa Reynolds : 25 February 2021

Celebrating the Promulgation of the Energy Performance Certificate Legislation

In December 2020, the long-awaited legislation around the mandatory display of Energy Performance Certificates (EPC's) was realized. This was part of the National Energy Efficiency Strategy (2005); the standard for EPC's SANS 1544 was published in 2015 and the draft legislation went out for comment in 2018. This was its journey.

So, what does the legislation say....

The display of an Energy Performance Certificate will be mandatory for the following occupancy classes and size of buildings – occupancy classes:

- A1 -Entertainment and Public Assembly
- A2 -Theatrical and Indoor Sport
- A3 -Places of Instruction
- G1 -Offices

Size of Building:

- Public Sector (owned or leased) net floor area $\geq 1000 \text{ m}^2$
- Private Sector net floor area $\geq 2000 \text{ m}^2$
- Building owners have until 8 December 2022 to comply with this. The EPC is valid for 5 years after it is issued

The process

The owner of the building must compile the information needed for the EPC according to SANS 1544. This information must be audited by an independent SANAS Accredited Inspection Body, who is contracted by the building owner. Once the Inspection Body is happy with the information, they will send that and the relevant supporting documents to SANAS for inclusion into the National Building Energy Performance Register. SANAS will issue a unique EPC number and the Inspection Body will issue the EPC to the building owner with a copy to SANAS.

This is applicable to buildings which are at least 2 years old and have not had major renovation/refurbishment within the year prior to the EPC. The EPC reflects the actual energy usage of the buildings which could be from your utility bills, meters or recorded data.

Why are EPC's part of the National Energy Efficiency Strategy?

Compliance to National Building Regulation XA (Energy Efficiency in Buildings) ensures that all new buildings are built to an energy efficient standard. South Africa has a huge stock of existing buildings which may or may not be energy efficient. Implementing the EPC's is one of the ways that we get to understand the energy usage of the existing building stock.

Energy Performance Certificates are "snapshots" of the energy consumption of a building ($\text{kWh}/\text{m}^2/\text{year}$). They do not (necessarily) mean that the building is energy efficient and they don't make the building energy efficient. [Necessarily = the building may get an "A" rating and that does mean that it is energy efficient on that scale].

There are two reasons why EPC's form part of the Energy Efficiency Strategy

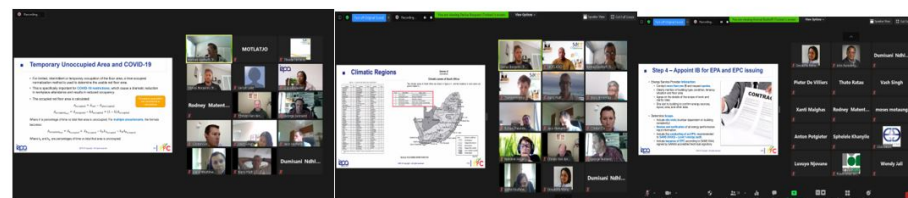
1. Prospective tenants can compare one building's energy consumption to another building's – comparing like with like. They can therefore determine immediately in which building they will have higher utility bills to pay.
2. "You can't manage what you don't measure". If we know what the buildings' energy consumptions are; and we know how they compare, we will have insight into how far we need to go to retrofit them into a level of energy efficiency. This targeted level of Energy Performance could be determined by the Government or by the Building Owner. That would be the next step in the energy efficiency journey.

In conclusion...

The added bonus for the implementation of this legislation is that it is going to create "Green Jobs" for the Independent Bodies and for the potential future retrofitting opportunities.

As with all things new, there is an initial learning curve; which is quickly followed by skills development; implementation and embracing of the initiative – thus supporting South Africa in its low Carbon future.

EPC ENERGY PERFORMANCE CERTIFICATE (EPC) TRAINING PROGRAM



SAEEC launches the first Energy Performance Certificate training program.

The first Energy Performance Certificate training was launched by the Southern African Energy Efficiency Confederation (SAEEC) on the 23rd of February 2021 to over 30 delegates in an online format. The materials were developed by the Institute of Energy Professionals Africa NPC (IEPA) for use by training providers, such as the SAEEC.

On 8th December, the Minister of Mineral Resources and Energy, under section 19(1)(b) of the National Energy Act, published regulations for the mandatory display and submission of Energy Performance Certificates (EPC) for buildings in Notice 700 of Government Gazette 43792. Briefly, building owners with buildings of a total net floor area of over 1,000m² in the public sector and 2,000m² in the private sector, must comply with this regulation. The energy performance rating on the EPC refers to the net energy consumed in kWh per m² per annum.

The EPC must be displayed in the foyer of the building and submitted to the South African National Energy Development Institute (SANEDI) every 5 years. Barry Bredenkamp, SANEDI GM who was in attendance, said "the training was very informative and a great start to kicking off the EPC implementation in South Africa". SAEEC will be hosting the next course on 23 March 2021 and bookings can be made on the website saeeconfed.org.za

The course covered relevant regulations, building information related to the building standards and EPC regulation, definitions and calculations, the EPC certificate itself, and responsibility and custodians of the EPC, amongst many other topics.

Candidates that attended, who require a Certificate of Achievement, will be writing their EPC examination with IEPA next week, with an assignment available to embed the knowledge that can be checked by a self-appointed mentor, or assessed by an EWSETA accredited assessor.

To build onto the topic of the EPC, and enter into discussion regarding becoming an EPC Inspection Body, an EPC Technical Signatory, as well as what building owners are required to do and what to expect from the service providers when dealing with their building's EPC process, the SAEEC will be having an interactive webinar session on 17 March 2021, with representatives from SANAS, SANEDI, and other stakeholders.

EPC webinar

Venue: Virtual Platform
Date: 17 March 2021
Time: 10:00 – 12:00

Fees: Free for members | R400 non-members (alternatively **Register** for membership with R700 annually) for free monthly webinars.

EPC Training

Venue: Virtual Platform

Date: 23 March 2021

Time: 08:00 – 17:00

Fees: visit our website on www.saeconfed.org.za or bookings: training@saeconfed.org.za

Issued by:

SAEEC Marketing and Events

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Training



NEXT MONTH TRAINING OPPORTUNITIES

- 4-05 March 2021- Excel solar PV Course
- 08-13 MARCH 2021- Certified Energy Manager (CEM)
- 16-19 March 2021 - Steam system optimization (SSO)
- 17 march 2021 - EPC webinar
- 23 March 2021 - EPC Training
- 24-26 March 2021 - Compressed Air Systems Optimization (CASO)

Event Alert



2020 SAAEC AWARDS & ANNUAL GENERAL MEETING (AGM)

DATE: Thursday, 04 MARCH 2021 | TIME : 10:00 – 12:00 | Virtual Event

The President of the Southern African Energy Efficiency Confederation (SAEEC), Mr Keith Cassie, cordially invites you to attend the highest profile event on the energy efficiency calendar, the annual Energy Efficiency Awards.

Notification



ANNUAL GENERAL MEETING

Thursday: 04 March 2021

Virtual Platform



Energy Awards.

Please find the attached link for the SAAEC Awards at the bottom of the page.

AGM REGISTRATION

ENERGY AWARDS REGISTRATION