

Addenda to EPCs for use from October 2009

Document dated 28 August 2009

Note: Software displays the current list of possible addenda (showing the 'circumstances' for each one); the DEA can select one or more to be included on the EPC.

Reference Number	Circumstances	Addendum text
1	Wall type does not correspond to options available in RdSAP	The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
2	Closed room heater specified for water heating instead of a range cooker	The water heating in this property is from a range cooker. A closed room heater using the same fuel, which gives similar ratings, was used for the assessment.
3	Space heating from individual system and water heating from community system	The water heating for this property is supplied from a community system. A multipoint gas heater, which gives similar ratings, was used for the assessment.
4	Dwelling has a swimming pool	The energy assessment for the dwelling does not include energy used to heat the swimming pool.
5	Dwelling has micro-CHP	The dwelling has a micro-CHP system. This is outside the scope of the assessment methodology and a condensing boiler was used for the assessment.
6	Storage heater or dual immersion, and single electric meter	A dual tariff appliance is present; changing the electricity tariff to an off-peak supply is likely to reduce fuel costs and improve the energy rating.