

TS003 EPC Addenda

What are addenda?

The EPC addenda add specific text to the EPC where a particular feature cannot be adequately modelled using RdSAP. As they can change the wording on the EPC itself, it is important to ensure that the addenda are correctly input.

The RdSAP Conventions outline when it might be applicable to include one of the addenda.

How do I select an addendum?

After you have calculated your SAP score, select the appropriate addenda for the report in question, press SAVE, and then generate the EPC PDF.

What addenda are available and what do they mean?

Ref.	Circumstances of Use	Text included on EPC
1	Wall type does not correspond to options available in RdSAP	<i>The dwelling has a type of wall that is not included in the available options. The nearest equivalent was used for the assessment.</i>
4	Dwelling has a swimming pool	<i>The energy assessment for the dwelling does not include energy used to heat the swimming pool.</i>
5	Dwelling has micro-CHP	<i>The performance characteristics of the micro-CHP system in this dwelling are not known and default values were used for the assessment.</i>
6	Off-peak appliance(s) with single meter	<i>A dual rate appliance(s) is present with a single-rate supply. A single-rate appliance has been used for the assessment. Changing the electricity tariff to an off-peak (dual rate) supply is likely to reduce fuel costs and improve the energy rating.</i>
8	PVs or wind turbine present on the property (E/W & S)	<i>This assessment does not include any feed-in tariffs that may be applicable to this property.</i>
9	Two main heating systems, and heating system upgrade is recommended	<i>As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.</i>
10	Dual electricity meter selected but there is also an electricity meter for a standard tariff	<i>The assessment has been done on the basis of an off-peak electricity tariff. However some heating or hot water appliances may be on the standard domestic tariff.</i>
11	Single electricity meter selected but there is also an electricity meter for an off-peak tariff	<i>The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.</i>
12	Dwelling is using a biomass fuel that is not in the RdSAP fuel options	<i>The dwelling uses a type of fuel that is not included in the available options. The nearest equivalent fuel type was used for the assessment.</i>