
STATUTORY INSTRUMENTS

2012 No. 3118

**The Energy Performance of Buildings
(England and Wales) Regulations 2012**

PART 3

Display Energy Certificates

Duties relating to display energy certificates and recommendation reports

14.—(1) This regulation applies on and after the specified date to buildings occupied by public authorities and frequently visited by the public.

(2) In this regulation the specified date is—

- (a) for buildings with a total useful floor area of over 500m², 9th January 2013; and
- (b) for buildings with a total useful floor area of between 250m² and ^{F1}... 500m², 9th July 2015.

(3) Every occupier of a building to which this regulation applies must—

- (a) have in its possession or control at all times a valid recommendation report relating to the building unless there is no reasonable potential for energy performance improvements compared to the energy performance requirements in force; and
- (b) display at all times a valid display energy certificate in a prominent place clearly visible to members of the public who visit the building.

(4) A display energy certificate for a building to which this regulation applies is valid for the following period—

- (a) 12 months beginning with the nominated date where the total useful floor area of the building is over 1,000m²; or
- (b) 10 years beginning with the nominated date in the case of any other building.

Textual Amendments

F1 Words in [reg. 14\(2\)\(b\)](#) deleted (6.4.2014) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2014 \(S.I. 2014/880\)](#), [regs. 1\(2\), 6](#)

Display energy certificates

15.—^{F2}(1) [^{F3}Subject to paragraph (2),] a display energy certificate [^{F4}issued under this regulation] must—

- ^{F5}(a) subject to regulation 16, show the operational rating of the building, calculated and expressed in accordance with the methodology approved by the Secretary of State under regulation 24 of the Building Regulations 2010, relating to the period of 12 months ending no earlier than three months before the nominated date;]

- (b) show the operational ratings for the building which were [^{F6}shown] in any certificates displayed by the occupier during the two years before the nominated date;
- (c) include a reference value [^{F7}in order to make it possible to compare and assess the energy performance of the building];
- (d) be issued by an energy assessor who is accredited to produce display energy certificates for that category of building;
- (e) include the following information—
 - (i) the reference number under which the set of data from which the certificate may be produced has been entered onto the register in accordance with regulation 27;
 - (ii) the address of the building;
 - (iii) the total useful floor area of the building;
 - (iv) the name of the energy assessor who issued it;
 - (v) the name and address of the energy assessor's employer, or, if he is self-employed, the name under which he trades and his address;
 - (vi) the date on which it was issued;
 - (vii) the nominated date; and
 - (viii) the name of the approved accreditation scheme of which the energy assessor is a member.

[^{F8}(2) This regulation does not apply to a display energy certificate issued under regulation 15A.]

Textual Amendments

- F2** Reg. 15(1): reg 15 renumbered as 15(1) (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(a)**
- F3** Words in reg. 15(1) inserted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(b)**
- F4** Words in reg. 15 inserted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(c)**
- F5** Reg. 15(1)(a) substituted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(d)**
- F6** Word in reg. 15(1)(b) substituted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(e)**
- F7** Words in reg. 15(1)(c) substituted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(f)**
- F8** Reg. 15(2) inserted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **10(g)**

[^{F9}Display energy certificates for excluded buildings

15A.—(1) This regulation applies where—

- (a) a building in relation to which a display energy certificate is requested to be issued is an excluded building; and
- (b) the person who requests the display energy certificate—
 - (i) notifies the energy assessor (whether in writing or otherwise) that the building is an excluded building; and

(ii) requests (whether in writing or otherwise) that the display energy certificate is issued under this regulation.

(2) A display energy certificate issued under this regulation must comply with the requirements of subparagraphs (a) to (e) of regulation 15(1), other than the requirement in paragraph (e)(i) (reference number under which data entered onto register).

(3) Where this regulation applies, the energy assessor must not enter any data relating to the building onto the register.]

Textual Amendments

F9 Reg. 15A inserted (6.4.2016) by [The Energy Performance of Buildings \(England and Wales\) \(Amendment\) Regulations 2016 \(S.I. 2016/284\)](#), regs. 1(2), **11**

Change of occupier

16. Regulation 15(a) does not apply in relation to a display energy certificate which is displayed by an occupier of a building at any time before that occupier has been in occupation of the building for 15 months.

Changes to legislation:

There are currently no known outstanding effects for the The Energy Performance of Buildings (England and Wales) Regulations 2012, PART 3.