

Building owners must get energy performance certificates: yes, more compliance

In December 2020, the Minister of Mineral Resources and Energy published regulations for the mandatory **display and submission** of Energy Performance Certificates (EPC) for certain buildings.

In terms thereof, and as from 9 December 2022, certain private sector buildings with a total net floor area of over 2000sqm, and government buildings of over 1000sqm must:

- Display an EPC at the main entrance to the building, which must not be older than 5 years; and
- Submit a copy of the certificate to the South African National Energy Department (SANEDI).

Building owners who fail to comply, are at risk of possible fines ranging between R5 million – R10 million, five years imprisonment or both.

Which buildings require these certificates?

The categories that currently need to comply are:

- offices;
- entertainment facilities;
- educational institution buildings; and
- places of public assembly such as sporting facilities and community centres.

(As mentioned, the regulations apply only to government buildings of more than 1,000 sqm and privately owned buildings of more than 2,000 sqm.)

What is rated in an EPC and who issues the certificate?

An EPC rates buildings on a scale of A to G for their energy efficiency. A D-rating is the benchmark rating that is in line with the national building regulations.

An EPC must be issued by a South African National Accreditation System accredited inspection body.

How many buildings in South Africa are we talking of?

An accurate figure of the number of buildings covered by the regulations is not available but the Mineral Resources and Energy Department estimates that it could be between 150 000 and 250 000 buildings that will need to comply.

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Why?

EPCs are used in many other countries; in Africa, South Africa is the first country to make EPCs mandatory. The primary objective in obliging building owners to obtain EPCs is to make them aware of their energy consumption and encourage them to be more energy efficient if their EPC rating is poor.

You can view the regulations here -

https://www.gov.za/sites/default/files/gcis_document/202012/43972gon700.pdf

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