



39 The Old Common Chalford

Pre-Payment Report

New Dwelling



IMPORTANT NOTES

(Please read carefully)

1. The SAP calculation has now been completed and is ready to be issued. Attached at the back of this document is a page entitled “Survey Notes” which includes the SAP output figures. At the top of this page you will see figures showing the TER and the DER. To achieve compliance with the Building Regulations the DER must be equal to, or less than the DER.

The SAP rating and EI rating are also indicated and these are the figures which will appear on the Energy Performance Certificate.

2. Please read carefully the notes on the following pages which will show any assumptions that have been made and/or any changes made during the calculation process.
3. If the DER is more than the TER changes will need to be made to the specification in order to achieve compliance with the Building Regulations. Where ever possible we try to give you a result that demonstrates compliance which is why the following pages must be read to ensure you are aware of any changes required.
4. This is not the full SAP calculation and should not be accepted by Building Control. **The full calculation will be issued when payment has been received for the calculation.**
5. Please check the address details and advise of any changes needed. The full postal address including postcode will be required for the “As Built” calculation.

NOTES FOR SAP CALCULATION

THESE MUST BE READ BY ALL PARTIES

The following notes must be read in their entirety, along with the full SAP calculation, by the Building Owner, Designer, Contractor and Building Control Officer. They give a history on how that SAP calculation has been undertaken and include any assumptions that have been made and changes necessary to demonstrate compliance with the Building Regulations.

If anyone finds any discrepancies these must be notified to Mark Sheehan Building Consultancy (MSBC) as soon as possible so that the SAP calculation can be adjusted. Similarly any changes made during the construction process must be notified to MSBC as changes may result in the dwelling no longer complying with the Building Regulations.

15th January 2009 INITIAL CALCULATION

The initial calculation was undertaken inputting information supplied by the Architect and Client. The following notes should be checked carefully as they contain a number of assumptions that have been made in the calculation.

1. A Worcester Greenstar 24i gas condensing boiler combi boiler has been specified as the main heating source. Please ensure that there is a gas supply available, alternative heating systems including LPG are likely to result in a fail on the Carbon Emissions.
2. The controls to the heating system include load or weather compensation and a Boiler Interlock. The pump is in a heated space.
3. As the floor area exceeds 150m² full zonal control of the heating has been specified, this means that there should be, for example separate zones controlling the living and sleeping areas.
4. A pressure test result of 10 has been utilised until the actual Pressure test result is known.
5. 3 Extractor fans have been assumed.
6. The front of the house has been assumed to face North, please advise on the orientation if this is not the case.
7. The secondary heating system has been specified as wood pellets in an open fire grate as directed by client.
8. No solar panels are proposed.
9. No photovoltaic panels are proposed.
10. A standard electricity tariff will be utilised.
11. The studs for the timber frame are 50mm wide at 400mm centres with noggings for plasterboard fixing at 1200mm centres. Increased spacing's will improve the U value. Currently using the information supplied the U value is less than the minimum required by the Building Regulations.

12. I have assumed that the 225mm roof insulation specified by the owner includes at least 125mm laid across the ceiling joists.
13. It has been assumed that accredited construction details will be used throughout.
14. I have assumed that cross ventilation of the dwelling is possible.
15. Light fittings have been specified as 100% energy efficient as directed by client.
16. I have assumed that external lighting will be provided but it will either contain energy efficient fittings or will be switched to turn off automatically when lighting is not required
17. The dwelling has two sheltered sides and average sunlight/shading. This is the standard default for SAP calculations but can be adjusted if you think your dwelling will be in a sheltered or exposed situation.

SURVEY NOTES

Users Ref: 39 The Old Common

Issued on: 10.February.2009

Prop Type Ref:

Property: 39, The Old Common, Chalford, Stroud, Gloucestershire, GL6
8HH

TER: 18.21

DER: 16.14

SAP Rating: 82

SAP Energy Cost: £487

CO2 Emissions: 4.22 t/year

EI Rating: 80 B

Energy used: 94 kWh/m2/year

Ene1: 0

ZC: 0.00

Surveyor: A102-0001, Mark Sheehan, Tel: 07779 341875, Fax: None

Address: 39 The Old Common, Chalford, Stroud, Gloucestershire

Client:

Software Version: EES SAP 2005.017.02r01, November 2008 (Design System), BRE SAP worksheet version

SAP version: 981.00Regs Region: England and Wales (Part L1A 2006), Construction Type: New Build

SURVEY NOTES - Last time updated on: 10/02/2009

The figures above show the overall results for your dwelling including any amendments you may have made.

In order to comply with the Building Regulations the DER figure must be equal to or less than the TER.

The SAP rating and EI rating will appear on the Energy Performance Certificate.

Please read the notes on the preceding pages to see how these results have been obtained and advise MSBC of any inaccuracies so that the calculation can be adjusted accordingly. This is very important as if your DER is very close to the TER then a small change can result in the dwelling no longer complying with the Building Regulations which will mean that you may not receive a Completion Certificate for the work.