

Appendix S: Reduced Data SAP for existing dwellings

Reduced Data SAP (RdSAP) has been developed by government for use in existing dwellings based on a site survey of the property, when the complete data set for a SAP calculation is not available. It consists of a system of data collection (defined in Table S19) together with defaults and inference procedures, as defined by the rules given in this Appendix, that generate a complete set of input data for the SAP calculation. For any item not mentioned in this Appendix, the procedures and data given elsewhere in this document apply.

The calculation starting from reduced data is done in two stages. First the reduced data set is expanded into a full data set (see S14 for rounding rules), and then the SAP calculation is undertaken using the expanded data set. The actual SAP calculation is therefore identical, whether starting from a reduced data set or a full data set.

This Appendix forms part of SAP 2009 and provides a methodology for existing dwellings that is compliant with the Energy Performance of Buildings Directive. It is not appropriate for new dwellings for which all data for the calculation should be acquired related to the dwelling concerned.

This Appendix contains the data and rules for expanding the data collected in a Reduced Data survey into the data required for the SAP calculation. Information in shaded boxes is primarily concerned with data collection and is addressed to energy assessors. The changes compared to RdSAP 9.90 are in blue.

Table S19 lists the Reduced Data set.

S1 Dwelling types

Dwellings are classified as one of

- house
- bungalow
- flat
- maisonette

and one of

- detached
- semi-detached
- mid-terrace
- end-terrace
- enclosed mid-terrace
- enclosed end-terrace

Reduced Data SAP is for existing dwellings only. Any new dwelling, including (except in Scotland) dwellings created by change of use, must be assessed using SAP.

A house or bungalow has a complete heat loss ground floor and a completely exposed roof. A dwelling without a heat loss floor cannot be a house and must be treated as a flat or maisonette. A flat or maisonette does not have both a heat loss ground floor and a heat loss roof.

RdSAP makes no distinction between a flat and a maisonette as regards calculations; it is acceptable to select either type as definitions vary across the UK.

'Enclosed' is typically applicable for 'back-to-back' terraces and has the following meaning:

- mid-terrace has external walls on two opposite sides;
- enclosed mid terrace has an external wall on one side only;
- end-terrace has three external walls;
- enclosed end-terrace has two adjacent external walls.

Many dwellings have one or more extensions either added onto the main part, or built at the same time but of different construction or insulation. In these cases, dimensions and constructional details of the main part of the dwelling and each extension are recorded separately, to allow the assignment of different U-values to the original and to the extension. In addition, dwellings can have a different construction for some parts of the walls (for example, a timber framed bay window in otherwise masonry construction). These are recorded as a separate constructional element, termed 'alternative wall'. If the area of an alternative wall is less than 10% of the total wall area it can be disregarded.

S2 Age bands

A set of age bands is defined according to Table S1 for the purposes of assigning U-values and other data.

Table S1 : Age bands

| Age band | Years of construction | | |
|----------|-----------------------|--------------|------------------|
| | England & Wales | Scotland | Northern Ireland |
| A | before 1900 | before 1919 | before 1919 |
| B | 1900-1929 | 1919-1929 | 1919-1929 |
| C | 1930-1949 | 1930-1949 | 1930-1949 |
| D | 1950-1966 | 1950-1964 | 1950-1973 |
| E | 1967-1975 | 1965-1975 | 1974-1977 |
| F | 1976-1982 | 1976-1983 | 1978-1985 |
| G | 1983-1990 | 1984-1991 | 1986-1991 |
| H | 1991-1995 | 1992-1998 | 1992-1999 |
| I | 1996-2002 | 1999-2002 | 2000-2006 |
| J | 2003-2006 | 2003-2007 | (not applicable) |
| K | 2007 onwards | 2008 onwards | 2007 onwards |

From the 1960s, constructional changes have been caused primarily by amendments to building regulations for the conservation of fuel and power, which have called for increasing levels of thermal insulation. The dates in Table S1 are generally one year after a change in regulations, to allow for completion of dwellings approved under the previous regulations.

For a conversion which was a change of use (e.g. barn converted to dwelling) enter the conversion date as the age of construction.

For a conversion where a dwelling is sub-divided (e.g. house to flats) use the original construction date, unless there is documentary evidence that all thermal elements have been upgraded to the building regulation standards applicable at the conversion date.

S3 Areas

Areas are determined separately for the main part of the dwelling and any extension. Horizontal dimensions can be measured either internally or externally.

The measurements required are the floor area, exposed perimeter and room height on each storey. Exposed perimeter includes the wall between the dwelling and an unheated garage or a separated conservatory and, in the case of a flat or maisonette, the wall between the dwelling and an unheated corridor.

Internal dimensions are permissible in all cases. In the case of a house or bungalow external dimensions for area and perimeter are usually more convenient, except where access to all sides of the building is not possible or where there are differing wall thicknesses or other aspects that would make the dimensional conversion unreliable. When using external measurements for a dwelling joined onto another dwelling (semi-detached and terraced houses) the measurement is to the mid-point of the party wall. Flats and maisonettes are usually measured internally (although it is not a requirement of the specification that internal measurements are always used and if measured externally the measurement is to the mid-point of the party wall). Whichever is chosen the same basis must be used for all parts of the dwelling.

Room heights are always measured internally within the room.

Measure all perturbations (e.g. bay windows) but disregard chimney breasts unless assessor considers significant e.g. large inglenook.

Vertical dimensions (room heights) are always measured internally within the room. Also, the floor area of room(s)-in-roof are always measured internally (irrespective of the dimensions basis for other storeys).

Measure lengths to one decimal place (0.1 m) or better. Retain higher precision when that has been measured (especially room heights).

If there is an alternative wall, it is identified as being part of the external wall of main dwelling or of one of the extensions. When calculating the area of alternative wall exclude the area of any windows and doors contained within it.

S3.1 Definition of the extent of the dwelling

Generally rooms and other spaces, such as built-in cupboards, are included as part of the dwelling where these are directly accessible from the occupied area of the dwelling, whereas unheated spaces clearly divided from the dwelling are not.

Basements

Include in the assessment when accessed via a permanent fixed staircase such that one is able to walk downwards facing forwards and either:-

- basement is heated via fixed heat emitters, or
- basement is open to the rest of the dwelling.

A basement does not necessarily contain habitable rooms.

Do not mix internal and external measurements. If a basement is included in the assessment, it is likely that internal dimensions will be used throughout the dwelling.

Attics and roof rooms

Include in the assessment when accessed via a permanent fixed staircase such that one is able to walk downwards facing forwards. Does not necessarily contain habitable rooms.

For a roof room to be classed as such and not a separate storey, the height of the common wall must be less than 1.8 m for at least 50% of the common wall (excluding gable ends or party walls). The common wall is a vertical continuation of the external wall of the storey below.

There is no explicit allowance for dormer windows except to include in the floor area of the roof rooms. See Figures S1 and S2 (next page).

Rooms within a Mansard roof

A storey having non-vertical walls of at least 70° pitch constitutes a separate storey; it is not treated as roof rooms. Use alternative wall if appropriate.

Whole dwelling within roof

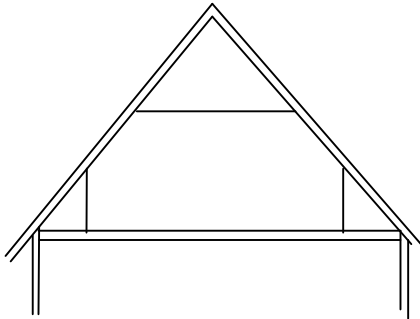
When property is a single storey entirely located within a roof, enter it as:

- lowest occupied level
- timber frame construction of appropriate age band
- room height 2.2 m
- include area and perimeter measurements as a normal storey.

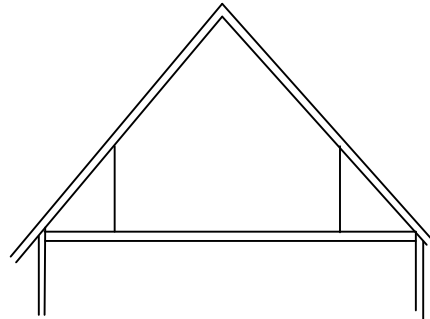
If there are two storeys within roof, enter the lower storey as above and the upper storey as rooms-in-roof.

S3.2 Illustrations of roof rooms

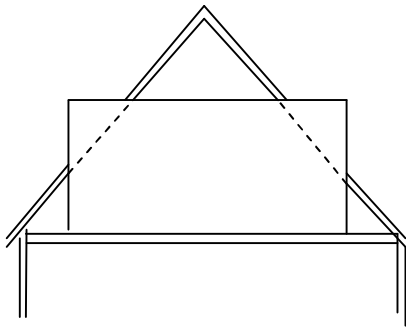
The following are all classified as roof rooms:



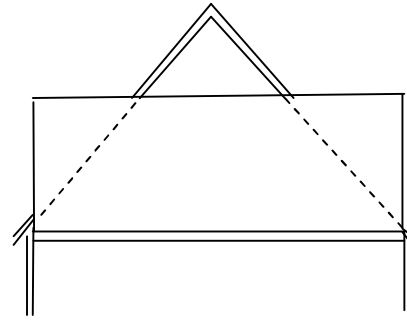
Basic roof room



Roof room with vaulted ceiling



Roof room with dormer windows



Roof room with large dormer windows (chalet style)

Figure S1 : Roof rooms

Where there is a common wall it is:

- a roof room if the height of the common wall in the upper storey is less than 1.8 m;
 - a separate storey if greater or equal to 1.8 m:
- as illustrated in Figure S2.

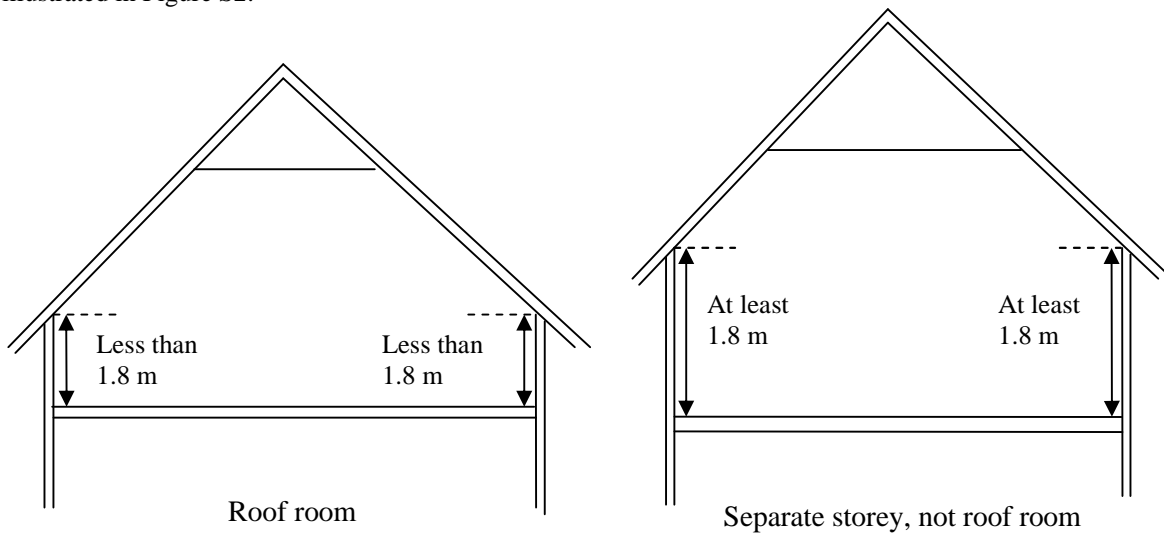


Figure S2 : Upper storey with common wall

Mezzanine floor

Enter the part of the property above and below the mezzanine deck as a two storey extension. Treat the remaining part as a single level with the full floor to ceiling/roof height.

If the mezzanine is located such that it has no heat loss perimeter then assign a nominal 1 m perimeter to each floor of the mezzanine part and deduct 1 m from the heat loss perimeter of the other part.

Porches

If heated always include (separated or not).

If external and not heated, disregard.

If internal, not heated and thermally separated, disregard.

(‘external’ means an addition protruding from the line of the external wall of the dwelling)

Store rooms and utility rooms

If heated always include.

If accessible only via a separate external door and not heated, disregard

If directly accessible, not heated and thermally separated, disregard

Garages

If heated from main heating system, always include. The presence of a boiler within the garage does not make it heated.

S3.3 Extensions and alternative walls

Provision is made for the main dwelling and up to four extensions, each with their own age band, dimensions and other characteristics. An extension can be alongside another part of the dwelling, or above another part of the dwelling or other premises. If alongside apply ground floor heat loss, if above another part of the same dwelling there is no floor heat loss for the extension and no roof loss for the part below it.

Each building part can have an additional wall type, ‘alternative wall’, which is part of the external walls of the building part. The assessor provides the area of the alternative wall, which is deducted from the external wall area

of the building part calculated as described in S3.5. The U-value of an alternative wall is established on the same basis as other walls, as described in S5 (but see also S3.12 in the case of a sheltered alternative wall).

Extensions

For a vertical extension (new upper floor above existing dwelling) enter the new upper floor as an extension with 'same dwelling below', and the original part with 'same dwelling above' for the roof description.

Where an extension has been built over part of the existing dwelling, divide the part built over into two, one of which has 'same dwelling above' and for the other part describe the roof construction and insulation.

It is possible for an extension to be both above and alongside the rest of the dwelling. Such a building part is not defined in RdSAP and in this case divide the extension into two, one above and the other alongside.

Alternative wall

In determining whether an alternative wall is applicable the significant features are construction type, age band and insulation.

Walls of the same construction but different thickness within a building part are not considered alternative walls unless they are stone walls.

For stone walls assess thickness at each external elevation and at each storey and use alternative wall if the thickness varies by more than 100 mm.

Disregard when less than 10% of total exposed wall area of the building part (including windows and doors) unless documentary or visual evidence exists of different retrofitted insulation either of the alternative wall or of the remaining wall in the building part. When entering alternative wall area into software exclude the area of any windows and doors contained in the alternative wall.

Consolidate walls of same type.

If there are two areas of external wall of different construction types within a building part that should be regarded as alternative wall, review the way in which the property has been divided to try and eliminate this situation. Where that is not possible the alternative wall is the one with the larger area.

In the case of the wall separating the dwelling from an unheated corridor or stairwell, where this wall is of different construction or insulation to the external walls (e.g. not insulated but external walls are), make it an alternative wall and mark it as sheltered.

S3.4 Conversion to internal dimensions

If horizontal dimensions are measured externally, they are converted to overall internal dimensions for use in SAP calculations by application of the appropriate equations in Table S2, using wall thickness of the main dwelling (or the appropriate wall thickness from Table S3 if thickness is unknown). The equations are applied on a storey-by-storey basis, for the whole dwelling (i.e. inclusive of any extension). This is done before any floor level adjustments (see S3.10).

Heights are always measured internally within each room and handled by software according to S3.5.

Table S2 : Conversion of dimensions

| Dwelling type | Equations |
|---|--|
| Detached | $P_{int} = P_{ext} - 8 w$ $A_{int} = A_{ext} - w P_{int} - 4 w^2$ |
| Semi-detached or End-terrace | If $P_{ext}^2 > 8 A_{ext}$: $P_{int} = P_{ext} - 5 w$ $a = 0.5 \left(P_{ext} - \sqrt{P_{ext}^2 - 8 A_{ext}} \right)$ $A_{int} = A_{ext} - w (P_{ext} + 0.5 a) + 3 w^2$ otherwise $P_{int} = P_{ext} - 3 w$ $A_{int} = A_{ext} - w P_{ext} + 3 w^2$ |
| Mid-terrace | $P_{int} = P_{ext} - 2 w$ $A_{int} = A_{ext} - w (P_{ext} + 2 A_{ext}/P_{ext}) + 2 w^2$ |
| Enclosed end-terrace | $P_{int} = P_{ext} - 3 w$ $A_{int} = A_{ext} - 1.5 w P_{ext} + 2.25 w^2$ |
| Enclosed mid-terrace | $P_{int} = P_{ext} - w$ $A_{int} = A_{ext} - w (A_{ext}/P_{ext} + 1.5 P_{ext}) + 1.5 w^2$ |
| All types | Perimeter ratio = P_{int}/P_{ext} Area ratio = A_{int}/A_{ext} |
| Notes: 1. P_{ext} and A_{ext} are the measured external perimeter and area (of whole dwelling) 2. P_{int} and A_{int} are the calculated internal perimeter and area 3. w is the wall thickness of the main dwelling 4. After obtaining the perimeter ratio and area ratio for the whole dwelling, multiply separately the measured perimeters and areas of (a) the main part of the dwelling and (b) any extension, by these ratios. | |

Table S3 : Wall thickness (mm)

| Age band | A | B | C | D | E | F | G | H | I, J, K |
|--|-----|-----|-----|-----|-----|-----|-----|-----|---------|
| Wall type | | | | | | | | | |
| Stone as built* | 500 | 500 | 500 | 500 | 450 | 420 | 420 | 420 | 450 |
| Stone with internal or external insulation* | 570 | 570 | 570 | 570 | 520 | 490 | 490 | 490 | 520 |
| Solid brick as built | 220 | 220 | 220 | 220 | 240 | 250 | 270 | 270 | 300 |
| Solid brick with internal or external insulation | 290 | 290 | 290 | 290 | 310 | 320 | 340 | 430 | 370 |
| Cavity** | 250 | 250 | 250 | 250 | 250 | 260 | 270 | 270 | 300 |
| Cavity with internal or external insulation | 300 | 300 | 300 | 300 | 300 | 310 | 320 | 320 | 330 |
| Timber frame (as built) | 150 | 150 | 150 | 250 | 270 | 270 | 270 | 270 | 300 |
| Timber frame with internal insulation | 200 | 200 | 200 | 290 | 310 | 270 | 270 | 270 | 300 |
| Cob | 540 | 540 | 540 | 540 | 540 | 540 | 560 | 560 | 590 |
| Cob with internal or external insulation | 590 | 590 | 590 | 590 | 590 | 590 | 610 | 610 | 640 |
| System build | 250 | 250 | 250 | 250 | 250 | 300 | 300 | 300 | 300 |

| | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| System build with internal or external insulation | 320 | 320 | 320 | 320 | 320 | 370 | 370 | 370 | 370 |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|

* If in Scotland add 200 mm for bands A and B, and 100 mm for other bands

** If in Scotland add 50 mm

The values in Table S3 are used only when the wall thickness could not be measured.

Wall thickness

Measure wall thickness in mm of each external wall (elevation) and any alternative wall within a building part.

It can be measured at door or window reveals or by internal/external measurement comparison (which can be direct measurement or estimated by counting bricks).

Where thickness varies, obtain a weighted average. For example, a detached house with all side of equal length where the rear wall is 250 mm thick and the remaining walls are 350 mm thick, the average is $(0.25 \times 250) + (0.75 \times 350) = 325$ mm.

S3.5 Heights and exposed wall areas

Heights are measured internally within each room, and 0.25 m is added by software to each room height except for the lowest storey of the dwelling, to obtain the storey height. Gross areas (inclusive of openings) are obtained from the product of heat loss perimeter (after conversion to internal dimensions if relevant) and storey height, summed over all storeys.

For the main dwelling and any extension(s), window and door areas are deducted from the gross areas to obtain the net wall areas for the heat loss calculations, except for the door of a flat/maisonette to an unheated stair or corridor which is deducted from the sheltered wall area (see S3.12).

If an alternative wall is present, the area of the alternative wall is recorded net of any openings in it and the alternative wall is identified as part of the main wall or extension wall. This area is subtracted from the net wall area of the building part prior to the calculation of wall heat losses.

S3.6 Door and window areas

The area of an external door is taken as 1.85 m². A door to a heated access corridor is not included in the door count.

External doors (including doors to an unheated corridor or stairwell) are taken as being in the main part of the dwelling.

Total window area is assessed as being typical, more than typical, much more than typical, less than typical, or much less than typical.

In RdSAP the definition of what is a window and what is a door is defined by the area of glazing in relation to the area of the whole opening, i.e. door and frame. To be classed as a window a glazed door and frame must contain glazing amounting to 60% or more of its surface area.

An external door is a door that forms part of the heat loss perimeter of the dwelling. A door to a heated access corridor is not included in the door count.

S3.6.1 Window area typical, more than typical or less than typical

Window areas are obtained by application of the appropriate equation from Table S4. The equation used is chosen according to the age band of the main part of the dwelling, with the resulting total window area apportioned between main part and extension(s) pro rata to their floor areas. If the window area of any part of the dwelling (main, extension, 2nd extension etc) is greater than 90% of the exposed façade area of that part, after deducting doors and alternative wall area if applicable to that part, the window area is set equal to 90% of the façade area.

Table S4 : Window area (m²)

| Age band of main dwelling | House or Bungalow | Flat or Maisonette |
|--|-------------------------|-------------------------|
| A, B ,C | WA = 0.1220 TFA + 6.875 | WA = 0.0801 TFA + 5.580 |
| D | WA = 0.1294 TFA + 5.515 | WA = 0.0341 TFA + 8.562 |
| E | WA = 0.1239 TFA + 7.332 | WA = 0.0717 TFA + 6.560 |
| F | WA = 0.1252 TFA + 5.520 | WA = 0.1199 TFA + 1.975 |
| G | WA = 0.1356 TFA + 5.242 | WA = 0.0510 TFA + 4.554 |
| H | WA = 0.0948 TFA + 6.534 | WA = 0.0813 TFA + 3.744 |
| I | WA = 0.1382 TFA – 0.027 | WA = 0.1148 TFA + 0.392 |
| J, K | WA = 0.1435 TFA – 0.403 | WA = 0.1148 TFA + 0.392 |
| WA = window area TFA = total floor area of main part plus any extension | | |

This does not include conservatories, which are treated separately: see S5.8.

The window areas calculated using Table S4 are to be reduced by 25% if it is assessed as being less than typical for the age and type of property, and increased by 25% if assessed as being more than typical for the age and type of property.

When assessing window area consider the whole dwelling (windows, glazed doors and roof lights), including any extensions (**but not conservatories**).

Typical applies if the surface area of the glazing in the dwelling is essentially as would be expected of a typical property of that age, type, size and character. Even if there is slightly more or less glazing than would be expected, up to 10% more or less.

More than typical applies if there is significantly more surface area of glazing than would be expected (15%-30% more), perhaps because there is a large sun room or numerous patio doors have been added.

Less than typical applies if there is significantly less glazing than would be expected. This is rare as homeowners tend not to take out windows, but a property may have an unusual design with few windows.

Much more than typical and **Much less than typical** should be used for those dwellings with very unusual amounts of glazing; such as a glass walled penthouse flat or a Huff Haus. Due to this option allowing measurements of each window to be accounted for, it can also be used if a dwelling has a mixture of glazing types e.g. single, double and triple.

Sun rooms

For a highly glazed part of the dwelling, such as a sun room, which does not meet the criteria for a conservatory (50% of walls and 75% of roof glazed), in most cases use the glazing option of 'more than typical'. That adds 25% to the total glazed area of the dwelling. If that is considered not appropriate, the window area is assessed by either:

- a) measuring all windows and roof windows throughout the dwelling, or
- b) measuring all windows and roof windows in the sun room, and use Table S4 to obtain the window area of remaining part of dwelling which is entered as a single window.

Record method used in site notes.

Two types of window are allowed for, single and multiple glazed. Multiple glazing can be double glazed units installed before 2002¹, double glazed units installed during/after 2002¹, double glazing unknown date, secondary glazing or triple glazing. [For multiple glazing the U-value can be known.](#)

If more than one of type of multiple glazing is present, the assessor selects the type according to what is the most prevalent in the dwelling.

If single glazing with secondary glazing, record as secondary glazing.

If double glazing with secondary glazing, record as newer double glazing (i.e. later than the date in footnote ¹).

If secondary glazing has been removed in summer, enter as secondary glazing only if assessor can confirm that the panels exist and can be re-fitted. Evidence to be recorded on site notes.

The window area of each part of the dwelling (main, extension 1, extension 2 etc) is divided into two areas, single and multiple, according to the assessor's estimate of the multiple-glazed percentage. The same percentage is used in main dwelling and each extension.

S3.6.2 Window area much more or much less than typical

If window area is assessed as much greater than typical or as much less than typical, the total window area should be obtained from measurements of each individual window. In this case the location area of each window in the main part of the dwelling and in any extension are recorded separately, along with:

- single glazed, double glazed before or during/after 2002¹, secondary glazing or triple glazed;
- [U-value if known](#)
- window or roof window;
- [orientation](#)

and Table S4 is not used. In this case there can be [several](#) types of window. The multiple-glazed percentage is calculated on the basis of the area and type of each window or roof window.

If external dimensions were used, all windows are measured and there is a roof window with area greater than the roof area of the building part concerned, change the roof window area to be equal to the roof area. This can occur with a fully glazed roof because the roof window area entered by the assessor does not take account of the reduction in areas that occurs when the dimensions are converted from external to internal.

S3.7 Roof area

Roof area is the greatest of the floor areas on each level, calculated separately for main dwelling and any extension.

S3.8 Rooms in roof

The following procedure is applied to main dwelling and separately to any extension with roof rooms as applicable.

If there are roof rooms, with a total floor area of F_{rr} (measured internally), then:

- (1) Area F_{rr} is deducted from the roof area determined at S3.7.
- (2) A separate heat-loss roof of area $A_{rr} = F_{rr}$ is defined.
- (3) A separate heat-loss wall of area A_{rw} is defined, where

$$A_{rw} = 11.0 \sqrt{F_{rr} / 1.5} \quad \text{where the roof rooms are [not connected to another building part](#), or}$$

$$A_{rw} = 8.25 \sqrt{F_{rr} / 1.5} \quad \text{where the roof rooms are [connected to another building part](#).$$

[Roof rooms are 'connected' if they are adjacent to \(i.e. at the same level as\) another building part of the same dwelling. An adjacent part can be another roof room or a normal storey.](#)

¹ 2002 in England & Wales, 2003 in Scotland, 2006 in Northern Ireland

The areas A_{rr} and A_{rw} are based on a rectangular room-in-roof area of average height 2.2 m, and A_{rw} includes the walls of the roof rooms and the sloping parts their roof. The storey height for the room-in-roof is $(2.2 + 0.25) = 2.45$ m.

Roof rooms constitute an additional storey.

The software's user interface has an option to allow entry of detailed information about roof rooms. When this has been selected see S3.8.2. Otherwise S3.8.1 applies.

Detailed measurements of roof rooms

Detailed measurements of roof rooms are required only if evidence exists that the slope, stud wall (or common wall) or gable wall (see Figure S3) have differing levels of insulation and each of their U-values is known. See Figure S3.

If all elements of the roof room (slope/stud/gable) have the same insulation and the U-value is available, the U-value can be overwritten whilst leaving the RdSAP assumed areas as is.

Where detailed measurements are made and the floor area of the parts of the dormer windows protruding beyond the roof line is less than 20% of the floor area of the roof room, measure the elements of the roof room as if the dormers were not there. Otherwise total the vertical elements of all dormers in that building part and enter as stud wall and the flat ceiling elements as flat ceiling.

A roof room is indicated as 'connected' if it is adjacent to (i.e. at the same level as) another building part of the same dwelling (which can be either a roof room or a normal storey).

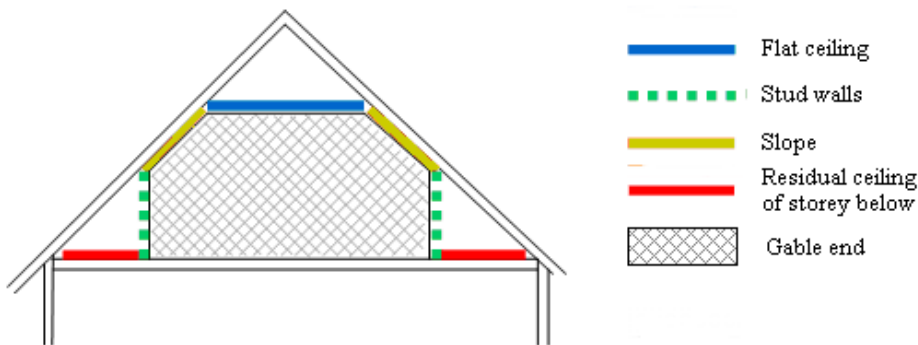


Figure S3 : Different parts of roof rooms
(instead of stud wall and residual ceiling there can be a common wall)

For detailed measurements of roof rooms there can be up to two of each of:

- flat ceiling
- sloping ceiling
- stud wall (or common wall)
- gable wall

A U-value must be provided for each non-zero area.

S3.8.1 Area and U-value details of the roof rooms not collected

A_{rr} is a roof area and A_{rw} is a wall area.

The options for insulation of roof rooms are: unknown, no insulation, flat ceiling only, all elements.

The default U-values for A_{rr} and A_{rw} are those for the appropriate age band for the construction of the roof rooms (see Table S10). The default U-values apply when the roof room insulation is 'unknown'. If the roof room insulation is 'no insulation' use the U-values from Table S10 for age band A.

Where the thickness of insulation on the flat ceiling of the roof room has been determined (roof room insulation is 'flat ceiling only' or 'all elements'), the U-value U_{rr} (associated with A_{rr}) is the U-value from Table S9 for the insulation thickness concerned.

Where the walls and sloping parts of the roof are known to be insulated (roof room insulation is 'all elements'), the U-value U_{rw} (associated with A_{rw}) is the U-value from Table S10 for the age band of the roof room taking account of footnote (1) to the table. U_{rr} is the value from Table S9 for the insulation thickness on the flat ceiling, except for a vaulted roof when the insulation of the flat ceiling is marked as 'not applicable' and for the purposes of the calculation $U_{rr} = U_{rw}$.

The residual area (area of roof determined at S3.7 less the floor area of room(s)-in-roof) has a U-value according to its insulation thickness if at least half the area concerned is accessible, otherwise it is the default for the age band of the original property or extension.

S3.8.2 Area and U-value details of the roof rooms are collected

A_{rr} and A_{rw} (see S3.8) and their corresponding U-values are to be calculated and shown on the software's user interface to guide the assessor. The assessor over-writes these values as appropriate.

The data supplied by the assessor are used directly in the SAP calculations. This consists of the area and U-value of up to 8 elements: two each of flat ceiling, sloping roof, stud walls (or common wall) and gable walls. See Figure S3 above.

S3.9 Heat loss floor area

The lowest floor of a part of a dwelling ('part' means main dwelling or any extension) can be a basement, a ground floor, an exposed floor (external air below e.g. over a passageway) or a semi-exposed floor (unheated space below e.g. over an integral garage) or not a heat loss floor (upper flats/maisonettes or same or another dwelling below).

If it is a basement it is treated as if it were a ground floor for heat loss purposes.

S3.10 Heat loss floor area for houses and bungalows

The area of the lowest occupied floor of the main dwelling is a ground floor. If the lowest occupied floor of any extension is not a ground floor increase the level of each storey in that building part by 1 for the purposes of the SAP calculation.

For each building part examine the floor areas on each storey. If the area of any upper floor is greater than that of the floor below, the difference in these areas is an exposed or semi-exposed floor. This can occur particularly when there is an integral garage. When external dimensions are being used, however, the method of dimensional conversion can result in a small, but spurious, exposed floor area. To avoid that situation., the area of exposed floor on any level cannot be greater than the difference between the area of the current floor and the floor below measured using external dimensions. This rule is implemented as follows:

1. Calculate the exposed floor area before converting dimensions, call this A_1
2. Convert dimensions
3. Calculate exposed floor area from the internal areas, call this A_2
4. If $A_2 \leq A_1$ the exposed floor area is A_2
5. If $A_2 > A_1$ the exposed floor area is A_1
6. Repeat for all levels if dwelling has more than two storeys, and obtain the total exposed floor area.

When dimensions have been measured internally, the exposed floor area is simply the difference in area between the current floor and the floor below.

Semi-exposed floors are treated as if they were fully exposed.

The ground floor area of the main dwelling and that of any extension are treated separately as they can have different U-values.

S3.11 Heat loss floor area for flats and maisonettes

There is no heat loss through the floor if there is another flat below. Otherwise the floor area of the flat, or the lower floor of the maisonette, is:

- an exposed floor if there is an open space below;

- a semi-exposed floor if there are unheated premises below it (e.g. an enclosed garage);
- above a partially heated space if there are non-domestic premises below (heated, but at different times);
- a ground floor if there is ground below

Semi exposed floors are treated as if they were fully exposed.

S3.12 Semi-exposed walls for flats and maisonettes

If the flat or maisonette is adjacent to an unheated corridor or stairwell, the area of wall between the dwelling and the corridor or stairwell is treated as a semi-exposed wall, see S5.2. The area of sheltered wall is the shelter length multiplied by the height of the lowest storey, less the door area (see S3.5 and S3.6). The resulting sheltered wall area is deducted from the exposed wall area determined in S3.5 and treated as a separate heat-loss wall. Semi-exposed walls in houses and bungalows are treated as if they were fully exposed.

In the main dwelling part there can be an alternative wall which is indicated as sheltered. In this case the assessor does not provide the area of alternative wall; instead it is calculated from the sheltered length as above (this avoids the door to the unheated corridor being deducted twice).

The length of wall between the dwelling and the unheated corridor or stairwell is included in the exposed perimeter.

When a dwelling (flat or maisonette) has a sheltered wall to an unheated corridor on more than one storey the sheltered length is the total for all storeys with a sheltered wall (example: 2 storeys with sheltered wall on each storey, length of sheltered wall is 5 m on each storey: enter 10 m for the sheltered length).

In the case of the wall separating the dwelling from an unheated corridor or stairwell, where this wall is of different construction or insulation to the external walls (e.g. not insulated but external walls are), make it an alternative wall and mark it as sheltered.

S4 Parameters for ventilation rate

The parameters needed for calculation of the ventilation rate are obtained from Table S5.

Table S5 : Ventilation parameters

| Parameter | Value | | | | | | | | | | | | | | | | | | |
|---|--|------------------|-----------|---|------------------|-----------|---|------------------|-------------------------|---|---|------------------------|---|---|------------------------|---|---|-----------------------------|---|
| Chimneys | Number of open fireplaces | | | | | | | | | | | | | | | | | | |
| Flues | Number of open flues (main and secondary heating systems). Flue for solid fuel boiler in unheated space is not counted. | | | | | | | | | | | | | | | | | | |
| Ventilation system | Natural with intermittent extract fans, unless mechanical system clearly identified | | | | | | | | | | | | | | | | | | |
| Extract fans | <table border="0"> <tr> <td>Age bands A to E</td> <td>all cases</td> <td>0</td> </tr> <tr> <td>Age bands F to G</td> <td>all cases</td> <td>1</td> </tr> <tr> <td>Age bands H to K</td> <td>up to 2 habitable rooms</td> <td>1</td> </tr> <tr> <td>"</td> <td>3 to 5 habitable rooms</td> <td>2</td> </tr> <tr> <td>"</td> <td>6 to 8 habitable rooms</td> <td>3</td> </tr> <tr> <td>"</td> <td>more than 8 habitable rooms</td> <td>4</td> </tr> </table> | Age bands A to E | all cases | 0 | Age bands F to G | all cases | 1 | Age bands H to K | up to 2 habitable rooms | 1 | " | 3 to 5 habitable rooms | 2 | " | 6 to 8 habitable rooms | 3 | " | more than 8 habitable rooms | 4 |
| Age bands A to E | all cases | 0 | | | | | | | | | | | | | | | | | |
| Age bands F to G | all cases | 1 | | | | | | | | | | | | | | | | | |
| Age bands H to K | up to 2 habitable rooms | 1 | | | | | | | | | | | | | | | | | |
| " | 3 to 5 habitable rooms | 2 | | | | | | | | | | | | | | | | | |
| " | 6 to 8 habitable rooms | 3 | | | | | | | | | | | | | | | | | |
| " | more than 8 habitable rooms | 4 | | | | | | | | | | | | | | | | | |
| Wall infiltration | According to the largest area of wall, system build treated as masonry, and infiltration according to masonry if equal. Net wall area after deduction of openings is used for this purpose, walls of roof rooms are not included. | | | | | | | | | | | | | | | | | | |
| Floor infiltration (suspended timber ground floor only) | Age band of main dwelling A to E: unsealed Age band of main dwelling F to K: sealed (the floor infiltration for the whole dwelling is determined by the floor type of the main dwelling) | | | | | | | | | | | | | | | | | | |

| Parameter | Value |
|---|---|
| Draught lobby | House or bungalow: no Flat or maisonette: yes if heated or unheated corridor |
| Number of storeys | Greater of the number of storeys in the main part of the dwelling and in any extension. If an extension is above another part, no account of this is taken in calculating the storey count. |
| Sheltered sides | 4 for flat/maisonette up to third storey above ground level 2 in other cases |
| Number of wet rooms (required for an exhaust air heat pump) | 1 to 2 habitable rooms: Kitchen + 1 3 to 4 habitable rooms: Kitchen + 2 5 to 6 habitable rooms: Kitchen + 3 7 to 8 habitable rooms: Kitchen + 4 9 to 10 habitable rooms: Kitchen + 5 11 or more habitable rooms: Kitchen + 6 |

Age bands in Table S5 relate to the age of the main dwelling and not to any extension. The number of rooms is as defined in S9.1.

Include all open chimneys/fireplaces in the fireplace count (both downstairs and upstairs). The definition is a vertical duct with a flue diameter of at least 200 mm or its equivalent. The following are not counted as open fireplaces:

- Any open flue that is less than 200 mm diameter
- A permanently blocked up fireplace, even if fitted with an airbrick
- Any heating appliance with controlled flow of air supply i.e. appliance has closing doors
- A flexible gas flue liner sealed into the chimney (because the diameter is less than 200 mm)
- A chimney fitted with a damper enabling the flue to be mechanically closed when not in use

Temporary means of blocking a flue, e.g. cardboard, newspaper bungs and similar, are not a permanent means of controlling ventilation and therefore the chimney is counted as an open fireplace.

Note that this relates only to the number of open fireplaces (it affects the ventilation rate assumed for the calculation). Other rules apply when considering the choice of main or secondary heating systems.

If a mechanical ventilation system, it is treated as mechanical extract ventilation (MEV) if an extract-only system and as mechanical ventilation with heat recovery (MVHR) if a balanced system, using the default values in SAP Table 4g and the in-use factors for default data from SAP Table 4h.

S5 Constructional types and U-values

Except for loft insulation which should be measured wherever possible, in many cases the construction elements will be indicated as 'as-built' or 'unknown insulation'. Then RdSAP assigns default insulation on the basis of the age band of the part of the property concerned (main dwelling, extension, room in roof).

Where there is evidence of additional insulation, see shaded box following, the assessor has options to:

- a. indicate the thickness of insulation, or
- b. provide the U-value of the construction element.

Where it can be established that a building element has insulation beyond what would normally be assumed for the age band, this can be indicated if adequate evidence exists. Evidence can be:

- what is observed in the site inspection (e.g. loft insulation, rafter insulation, cavity wall insulation), and/or
- on the basis of documentary evidence.

Acceptable documentary evidence includes certificates, warranties, guarantees, building regulation submissions and official letters from the applicable Registered Social Landlord (RSL). The assessor must be confident, and able to demonstrate, that any documentation relates to the actual property being assessed and that there is no physical evidence to the contrary.

Walls

If the dwelling has a wall type that does not correspond closely with one of the available options, select the nearest equivalent taking account of the U-values in the tables below and include addendum 1 (see S15).

Where a cavity wall has been identified, enter as such irrespective of the width of the cavity.

If there is a system built wall that has evidence of retro cavity fill, record as system built with internal insulation.

Do not use the 'unknown' option for wall insulation inappropriately as this automatically suppresses any insulation recommendation; assume as-built if no evidence of retro-fitted insulation.

'Unknown' should be used only in exceptional circumstances, e.g. when there is conflicting evidence (inspection and/or documentary) of added insulation whose presence cannot be ascertained conclusively. In these cases clarification must be provided in site notes.

Loft insulation

If joist and rafter insulation are both present record joist insulation only

If loft is fully boarded enter unknown unless householder has documentary evidence (maximum thickness is depth of joists) or is prepared to lift the boards

If the property has **multifoil** or foam insulation at joists the depth of the insulation is entered as double its actual thickness.

If varying levels, apply an area-weighted average. However if there is an area with no insulation the dwelling should be split to give different roof scenarios.

Non-domestic (commercial) premises adjacent to dwelling

If a dwelling or part of a dwelling has commercial premises below record as partially heated space below.

If a dwelling or part of a dwelling has commercial premises above record as another dwelling above.

If a dwelling has commercial premises alongside it, treat as non-heat loss wall.

Where the assessor has entered the U-value of any construction element that is used directly for the calculations.

U-value entry (walls, roofs, floors)

The U-value is that of the whole element, including any added insulation. Documentary evidence applicable to the property being assessed (see convention 9.02) must be provided and recorded if overwriting any default U-value. This evidence shall be either:

- relevant building control approval, which both correctly defines the construction in question and states the calculated U-value; or
- a U-value calculation produced or verified by a suitably qualified person.

Evidence of suitable qualification is through membership of a recognised U-value calculation competency scheme (BBA/TIMSA (UK)), OCDEA membership (England & Wales, Northern Ireland) or any other scheme formally agreed between Accreditation Schemes/Approved Organisations and Government.

Otherwise Table S19 indicates the options used for collection of data on site in respect of additional insulation of elements. These are:

- insulated floor
- cavity filled wall
- internal or external wall insulation
- measured thickness of loft insulation
- rafter insulation
- flat roof insulation
- insulation of roof rooms

A U-value is assigned to an insulated loft according to the measured insulation thickness. In other cases the U-value **with additional insulation** is based on 50, 100 or 150 mm of insulation of the mineral wool type (**assume 50 mm if thickness is unknown**).

If insulation is multifoil or foam insulation the thickness is entered as double the actual thickness.
If there is both internal and external wall insulation add the insulation thicknesses together and enter as external.

U-values of construction elements are determined within software from the constructional type, date of construction **and, where applicable, thickness of additional insulation**, according to the tables below. U-values are obtained separately for the main part of the dwelling and for any extension. If the insulation status is unknown, the relevant value for 'as built' is used.

S5.1 U-values of walls

Wall types

Where a cavity wall has been identified, enter as such irrespective of the width of the cavity..

If there is a system built wall that has evidence of retro cavity fill, record as system build with internal insulation..

Do not use the 'unknown' option for wall insulation inappropriately as this automatically suppresses any insulation recommendation; assume as-built if no evidence of retro-fitted insulation.

'Unknown' should be used only in exceptional circumstances, e.g. when there is conflicting evidence (inspection and/or documentary) of added insulation whose presence cannot be ascertained conclusively. In these cases clarification must be provided in site notes.

Unless the U-value is provided by the assessor obtain wall U-values from Table S6, S7 or S8.

Table S6 : Wall U-values – England and Wales

| Age band | A | B | C | D | E | F | G | H | I | J | K |
|---|------|------|------|------|-------|-------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Wall type | | | | | | | | | | | |
| Stone: granite or whinstone as built | a | a | a | a | 1.7 b | 1.0 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| Stone: sandstone as built | a | a | a | a | 1.7 b | 1.0 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| Solid brick as built | 2.1 | 2.1 | 2.1 | 2.1 | 1.7 | 1.0 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| Stone/solid brick with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45* | 0.35* | 0.35* | 0.30* | 0.25* | 0.21* |
| Stone/solid brick with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | 0.19* | 0.17* |
| Stone/solid brick with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | 0.15* | 0.14* |
| Cob (as built) | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| Cob with 50 mm external or internal insulation | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.35* | 0.35* | 0.30* | 0.25* | 0.21* |
| Cob with 100 mm external or internal insulation | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.25* | 0.21* |
| Cob with 150 mm external or internal insulation | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 |
| Cavity as built | 2.1 | 1.6 | 1.6 | 1.6 | 1.6 | 1.0 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| Filled cavity ⁺ | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.40 | 0.35 | 0.35 | 0.45 [†] | 0.35 [†] | 0.30 [†] |
| Filled cavity with 50 mm external or internal insulation | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.27 | 0.25* | 0.25* | 0.25* | 0.25* | 0.25* |
| Filled cavity with 100 mm external or internal insulation | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.20 | 0.19* | 0.19* | 0.19* | 0.19* | 0.19* |
| Filled cavity with 150 mm external or internal insulation | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.16 | 0.15* | 0.15* | 0.15* | 0.15* | 0.15* |
| Timber frame as built | 2.5 | 1.9 | 1.9 | 1.0 | 0.80 | 0.45 | 0.40 | 0.40 | 0.40 | 0.35 | 0.30 |
| Timber frame with internal insulation | 0.60 | 0.55 | 0.55 | 0.40 | 0.40 | 0.40 | 0.40 [†] | 0.40 [†] | 0.40 [†] | 0.35 [†] | 0.30 [†] |
| System build as built | 2.0 | 2.0 | 2.0 | 2.0 | 1.7 | 1.0 | 0.60 | 0.60 | 0.45 | 0.35 | 0.30 |
| System build with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45 | 0.35* | 0.35* | 0.30* | 0.25* | 0.21* |
| System build with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | 0.19* | 0.17* |
| System build with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | 0.15* | 0.14* |

a See equations in S5.1.1

b Or from equations in S5.1.1 if that is less.

* wall may have had internal or external insulation when originally built; this applies only if insulation is known to have been increased subsequently (otherwise 'as built' applies)

+ unfilled cavity wall with internal or external insulation to be treated as filled cavity wall for the purposes of the SAP calculation.

† assumed as built

If a wall is known to have additional insulation but the insulation thickness is unknown, use the row in the table for 50 mm insulation

Table S7 : Wall U-values – Scotland

| Age band | A | B | C | D | E | F | G | H | I | J | K |
|---|------|------|------|------|-------|-------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Wall type | | | | | | | | | | | |
| Stone: granite or whinstone as built | a | a | a | a | 1.7 b | 1.0 | 0.60 | 0.45 | 0.45 | 0.30 | 0.25 |
| Stone: sandstone as built | a | a | a | a | 1.5 b | 1.0 | 0.60 | 0.45 | 0.45 | 0.30 | 0.25 |
| Solid brick as built | 2.1 | 2.1 | 2.1 | 2.1 | 1.7 | 1.0 | 0.60 | 0.45 | 0.45 | 0.30 | 0.25 |
| Stone/solid brick with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45* | 0.35* | 0.30* | 0.30* | 0.21* | 0.19* |
| Stone/solid brick with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | 0.19* | 0.17* |
| Stone/solid brick with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | 0.15* | 0.14* |
| Cob as built | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.60 | 0.60 | 0.45 | 0.30 | 0.25 |
| Cob with 50 mm external or internal insulation | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.35* | 0.35* | 0.30* | 0.21* | 0.19* |
| Cob with 100 mm external or internal insulation | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.25* | 0.21* |
| Cob with 150 mm external or internal insulation | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 |
| Cavity as built | 2.1 | 1.6 | 1.6 | 1.6 | 1.6 | 1.0 | 0.60 | 0.45 | 0.45 | 0.30 | 0.25 |
| Filled cavity ⁺ | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.40 | 0.35 | 0.45 [†] | 0.45 [†] | 0.30 [†] | 0.25 |
| Filled cavity with 50 mm external or internal insulation | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.27 | 0.25* | 0.25* | 0.25* | 0.25* | 0.25* |
| Filled cavity with 100 mm external or internal insulation | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.20 | 0.19* | 0.19* | 0.19* | 0.19* | 0.19* |
| Filled cavity with 150 mm external or internal insulation | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.16 | 0.15* | 0.15* | 0.15* | 0.15* | 0.15* |
| Timber frame as built | 2.5 | 1.9 | 1.9 | 1.0 | 0.80 | 0.45 | 0.40 | 0.40 | 0.40 | 0.30 | 0.25 |
| Timber frame with internal insulation | 0.60 | 0.55 | 0.55 | 0.40 | 0.40 | 0.40 | 0.40 [†] | 0.40 [†] | 0.40 [†] | 0.30 [†] | 0.25 [†] |
| System build as built | 2.0 | 2.0 | 2.0 | 2.0 | 1.7 | 1.0 | 0.60 | 0.45 | 0.45 | 0.30 | 0.25 |
| System build with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45 | 0.35* | 0.30* | 0.30* | 0.21* | 0.19* |
| System build with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | 0.19* | 0.17* |
| System build with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | 0.15* | 0.14* |

a See equations in S5.1.1

b Or from equations S5.1.1 if that is less.

* wall may have had internal or external insulation when originally built; this applies only if insulation is known to have been increased subsequently (otherwise 'as built' applies)

+ unfilled cavity wall with internal or external insulation to be treated as filled cavity wall for the purposes of the SAP calculation.

† assumed as built

If a wall is known to have additional insulation but the insulation thickness is unknown, use the row in the table for 50 mm insulation

Table S8 : Wall U-values – Northern Ireland

| Age band | A | B | C | D | E | F | G | H | I | J | K |
|---|------|------|------|------|-------|-------|-------------------|-------------------|-------------------|---|-------------------|
| Wall type | | | | | | | | | | | |
| Stone: granite or whinstone as built | a | a | a | a | 1.7 b | 1.0 | 0.60 | 0.45 | 0.45 | - | 0.30 |
| Stone: sandstone as built | a | a | a | a | 1.7 b | 1.0 | 0.60 | 0.45 | 0.45 | - | 0.30 |
| Solid brick as built | 2.1 | 2.1 | 2.1 | 2.1 | 1.7 | 1.0 | 0.60 | 0.45 | 0.45 | - | 0.30 |
| Stone/solid brick with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45* | 0.35* | 0.30* | 0.30* | - | 0.21* |
| Stone/solid brick with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | - | 0.17* |
| Stone/solid brick with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | - | 0.14* |
| Cob as built | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.80 | 0.60 | 0.60 | 0.45 | - | 0.30 |
| Cob with 50 mm external or internal insulation | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.40 | 0.35* | 0.35* | 0.30* | - | 0.21* |
| Cob with 100 mm external or internal insulation | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | - | 0.21* |
| Cob with 150 mm external or internal insulation | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | - | 0.20 |
| Cavity as built | 2.1 | 1.6 | 1.6 | 1.6 | 1.5 | 1.0 | 0.60 | 0.45 | 0.45 | - | 0.30 |
| Filled cavity ⁺ | 0.50 | 0.50 | 0.50 | 0.50 | 0.50 | 0.40 | 0.35 | 0.45 [†] | 0.45 [†] | - | 0.30 [†] |
| Filled cavity with 50 mm external or internal insulation | 0.31 | 0.31 | 0.31 | 0.31 | 0.31 | 0.27 | 0.25* | 0.25* | 0.25* | - | 0.25* |
| Filled cavity with 100 mm external or internal insulation | 0.22 | 0.22 | 0.22 | 0.22 | 0.22 | 0.20 | 0.19* | 0.19* | 0.19* | - | 0.19* |
| Filled cavity with 150 mm external or internal insulation | 0.17 | 0.17 | 0.17 | 0.17 | 0.17 | 0.16 | 0.15* | 0.15* | 0.15* | - | 0.15* |
| Timber frame as built | 2.5 | 1.9 | 1.9 | 1.0 | 0.80 | 0.45 | 0.40 | 0.40 | 0.40 | - | 0.30 |
| Timber frame with internal insulation | 0.60 | 0.55 | 0.55 | 0.40 | 0.40 | 0.40 | 0.40 [†] | 0.40 [†] | 0.40 [†] | - | 0.30 [†] |
| System build as built | 2.0 | 2.0 | 2.0 | 2.0 | 1.7 | 1.0 | 0.60 | 0.45 | 0.45 | - | 0.30 |
| System build with 50 mm external or internal insulation | 0.60 | 0.60 | 0.60 | 0.60 | 0.55 | 0.45 | 0.35* | 0.30* | 0.30* | - | 0.21* |
| System build with 100 mm external or internal insulation | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.32* | 0.24* | 0.24* | 0.21* | - | 0.17* |
| System build with 150 mm external or internal insulation | 0.25 | 0.25 | 0.25 | 0.25 | 0.25 | 0.21* | 0.18* | 0.18* | 0.17* | - | 0.14* |

a See equations in S5.1.1

b Or from equations S5.1.1 if that is less.

* wall may have had internal or external insulation when originally built; this applies only if insulation is known to have been increased subsequently (otherwise 'as built' applies)

+ unfilled cavity wall with internal or external insulation to be treated as filled cavity wall for the purposes of the SAP calculation.

† assumed as built

If a wall is known to have additional insulation but the insulation thickness is unknown, use the row in the table for 50 mm insulation

S5.1.1 U-values of uninsulated stone walls, age bands A to E

Granite or whinstone: $U = 3.3 - 0.002 \times \text{thickness of wall in mm}$

Sandstone: $U = 3.0 - 0.002 \times \text{thickness of wall in mm}$

Apply the adjustment in S5.1.2 if wall is dry-lined or lath and plaster.

S5.1.2 Stone and solid brick walls with dry-lining or lath and plaster

1. Obtain the U-value of the wall without dry-lining from Table S6, S7 or S8. Call this U_0 .

2. The U-value of the wall is

$$U = \frac{1}{\frac{1}{U_0} + R_{dl}}$$

where R_{dl} is the additional thermal resistance introduced by the internal finish. Use $R_{dl} = 0.17 \text{ m}^2\text{K/W}$.

This applies to any type of internal lining on an uninsulated stone or solid brick wall that creates an airspace behind it, e.g. plasterboard on dabs, lath and plaster. Use tap test for plasterboard on dabs or on battens. If tap test is inconclusive regard as not dry-lined.

S5.2 U-values of semi-exposed walls

For semi-exposed walls of flats and maisonettes, the U-value for the applicable wall area is taken as that of the external walls of the dwelling adjusted as described in Section 3.3 using $R_u = 0.4 \text{ m}^2\text{K/W}$.

S5.3 U-values of roofs

Loft insulation

If joist and rafter insulation are both present record joist insulation only.

If loft is fully boarded enter unknown unless householder has documentary evidence (maximum thickness is depth of joists) or is prepared to lift the boards.

If the property has modern foil or foam insulation at joists or rafters the depth of the insulation is entered as double its actual thickness.

If varying levels, apply an area-weighted average. However if there is an area with no insulation the dwelling should be split to give different roof scenarios.

The U-value assumed for a pitched roof with an insulated ceiling should, where possible, be based on the observed thickness of the loft insulation according to Table S9.

**Table S9 : Roof U-values when loft insulation thickness at joists is known
(for insulation between joists including insulation at flat ceiling of a roof room)**

| Insulation thickness at joists (mm) | Assumed roof U-value (W/m ² K) | |
|-------------------------------------|---|---------------|
| | Slates or tiles | Thatched roof |
| None | 2.3 | 0.35 |
| 12 | 1.5 | 0.32 |
| 25 | 1.0 | 0.30 |
| 50 | 0.68 | 0.25 |
| 75 | 0.50 | 0.22 |
| 100 | 0.40 | 0.20 |
| 150 | 0.29 | 0.16 |
| 200 | 0.20 | 0.13 |
| 250 | 0.16 | 0.11 |
| >= 300 | 0.13 | 0.10 |

Note: The U-values in Table S9 take account of joists. The insulation is taken as being between joists only up to 150 mm, and between and over joists for 200 mm or more.

In other cases, unless provided by the assessor the U-value are taken from Table S10. For a pitched roof with no access, use the column for 'between joists'.

Table S10 : Assumed roof U-values when Table S9 does not apply

| Age band | Assumed Roof U-value (W/m ² K) | | | | | |
|--|---|--|---------------------|-------------------------------|---------------------|-----------------------------|
| | Pitched, slates or tiles, insulation between joists | Pitched, slates or tiles, insulation between rafters | Flat roof | Room-in-roof, slates or tiles | Thatched roof | Thatched roof, room-in-roof |
| A, B, C, D | 2.3 (none) | 2.3 ⁽¹⁾ | 2.3 ⁽¹⁾ | 2.3 ⁽¹⁾ | 0.35 | 0.25 |
| E | 1.5 (12 mm) | 1.5 ⁽¹⁾ | 1.5 ⁽¹⁾ | 1.5 ⁽¹⁾ | 0.35 | 0.25 |
| F | 0.68 (50 mm) | 0.68 ⁽¹⁾ | 0.68 ⁽¹⁾ | 0.80 ⁽¹⁾ | 0.35 | 0.25 |
| G | 0.40 (100 mm) | 0.40 ⁽¹⁾ | 0.40 ⁽¹⁾ | 0.50 ⁽¹⁾ | 0.35 | 0.25 |
| H | 0.29 (150 mm) | 0.35 ⁽¹⁾ | 0.35 ⁽¹⁾ | 0.35 ⁽¹⁾ | 0.35 | 0.25 |
| I | 0.26 (150 mm) | 0.35 | 0.35 | 0.35 | 0.35 | 0.25 |
| J | 0.16 (250 mm) | 0.20 | 0.25 | 0.30 | 0.30 | 0.25 |
| K | 0.16 (250 mm) | 0.20 | 0.25 ⁽²⁾ | 0.25 ⁽²⁾ | 0.25 ⁽²⁾ | 0.25 ⁽²⁾ |
| ⁽¹⁾ If the roof is known to have more insulation than would normally be expected for the age band, either observed or on the basis of documentary evidence, use the lower of the value in the table and: 50 mm insulation or thickness unknown: 0.68 100 mm insulation: 0.40 150 mm or more insulation: 0.30 ⁽²⁾ 0.20 W/m ² K in Scotland | | | | | | |

Note: These U-values take account of joists. They may differ from Elemental U-values in regulations applicable at the time of construction, where the Elemental U-values in regulations (up to age band H) were set on the basis of ignoring joists in U-value calculations.

In the case of roof rooms, the insulation thickness on the flat part of the ceiling should be measured where possible and the U-value taken from Table S9. The U-value of the remaining parts of the roof rooms, i.e. walls and sloping ceilings, is taken from Table S10 according to the age band of the roof rooms, unless evidence is available as to the insulation of these parts in which case footnote (1) to Table S10 applies.

There is no heat loss through the roof of a building part that has the same dwelling above or another dwelling above.

S5.4 U-values of floors next to the ground

Unless provided by the assessor the floor U-value is calculated according to BS EN ISO 13370 using its area (A) and exposed perimeter (P), and rounded to two decimal places. Floor U-values are obtained separately for the main dwelling and for any extension, using the applicable area, exposed perimeter and wall thickness. The following parameters are used:

- wall thickness (w) as provided in the RdSAP data set or from Table S3 if thickness unknown
- soil type clay (thermal conductivity $\lambda_g = 1.5$ W/m-K)
- $R_{si} = 0.17$ m²K/W
- $R_{se} = 0.04$ m²K/W
- floor construction as specified by assessor, or from Table S11 if unknown
- all-over floor insulation of thickness as provided by the assessor or from Table S11 if unknown
- thermal conductivity of floor insulation 0.035 W/m-K
(so that $R_f = 0.001 * d_{ins} / 0.035$ where d_{ins} if the insulation thickness in mm)

A non-separated conservatory has an uninsulated solid ground floor with wall thickness 300 mm.

For solid ground floors

1. $d_t = w + \lambda_g \times (R_{si} + R_f + R_{se})$
2. $B = 2 \times A/P$
3. if $d_t < B$, $U = 2 \times \lambda_g \times \ln(\pi \times B/d_t + 1)/(\pi \times B + d_t)$
4. if $d_t \geq B$, $U = \lambda_g / (0.457 \times B + d_t)$

For suspended ground floors:

- thermal resistance of floor deck $R_f = 0.2 \text{ m}^2\text{K/W}$
- height above external ground level $h = 0.3 \text{ m}$
- average wind speed at 10 m height $v = 5 \text{ m/s}$
- wind shielding factor $f_w = 0.05$
- ventilation openings per m exposed perimeter $\epsilon = 0.003 \text{ m}^2/\text{m}$
- U-value of walls to underfloor space $U_w = 1.5 \text{ W/m}^2\text{K}$

1. $d_g = w + \lambda_g \times (R_{si} + R_{se})$
2. $B = 2 \times A/P$
3. $U_g = 2 \times \lambda_g \times \ln(\pi \times B/d_g + 1)/(\pi \times B + d_g)$
4. $U_x = (2 \times h \times U_w/B) + (1450 \times \epsilon \times v \times f_w/B)$
5. $U = 1 / (2 \times R_{si} + R_f + 0.2 + 1/(U_g + U_x))$

Table S11 : Basis for floor U-value calculation for ground floors when insulation thickness is unknown

| Age band | Floor construction ⁽¹⁾ | All-over floor insulation ⁽²⁾ | | |
|----------|-----------------------------------|--|----------|------------------|
| | | England & Wales | Scotland | Northern Ireland |
| A, B | suspended timber ⁽³⁾ | none | none | none |
| C to G | solid | none | none | none |
| H | solid | none | 25 mm | 25 mm |
| I | solid | 25 mm | 50 mm | 50 mm |
| J | solid | 75 mm | 75 mm | - |
| K | solid | 100 mm | 100 mm | 100 mm |

⁽¹⁾ Where floor construction is unknown
⁽²⁾ For floors which have retro-fitted insulation, use the greater of 50 mm and the thickness according to the age band.
⁽³⁾ Solid ground floor if underfloor heating.

S5.5 U-values of exposed and semi-exposed upper floors

U-values of exposed and semi-exposed upper floors may be provided by the assessor.

Otherwise, to simplify data collection no distinction is made in terms of U-value between an exposed floor (to outside air below) and a semi-exposed floor (to an enclosed but unheated space below) and the U-values in Table S12 are used.

Table S12 : Exposed/Semi-exposed floor U-values

| Age band | U-value (W/m ² K) | |
|----------|--------------------------------|-------------------------------|
| | Insulation unknown or as built | Insulated (usually retro-fit) |
| A to G | 1.20 | 0.50 |
| H or I | 0.51 | 0.50 |
| J | 0.25 | 0.25 |
| K | 0.22 | 0.22 |

S5.6 U-value of floor above a partially heated space

The U-value of a floor above partially heated premises is taken as 0.7 W/m²K. This applies typically for a flat above non-domestic premises that are not heated to the same extent or duration as the flat.

S5.7 Allowance for thermal bridging

The thermal bridging factor, y , as defined in Appendix K is taken from Table S13.

Table S13 : Thermal bridging

| Age band | Thermal bridging factor y (W/m ² K) |
|----------|--|
| A to I | 0.15 |
| J | 0.11 |
| K | 0.08 |

y is determined according to the age band of the main dwelling and applied to the all the exposed area including main dwelling, extensions, and non-separated conservatory.

S5.8 Thermal Mass

The thermal mass parameter is taken as 250 kJ/m²K.

S6 Conservatory

The floor area and volume of a non-separated conservatory are added to the total floor area and volume of the dwelling. Its roof area is taken as the same as its floor area, and wall area is taken as the product of its exposed perimeter and its height. Its height is estimated from the equivalent number of storey heights of the dwelling to the nearest half storey (based on average internal height within the conservatory). The conservatory walls and roof are taken as fully glazed (and this glazed area applied in addition to that from Table S4). Glazed walls are taken as windows, glazed roof as rooflight, see Table S14.

The number of storey heights are translated into an actual height according to:

- 1 storey: ground floor room height
 - 1½ storey: ground floor room height + 0.25 + 0.5*(first floor room height)
 - 2 storey: ground floor room height + 0.25 + first floor room height
- etc.

In the case of a separated conservatory that has fixed heater(s) this is noted for the EPC but does not affect the energy calculations (calculations done as if conservatory were not present).

A separated conservatory without fixed heaters is disregarded.

S7 Solar gains

Solar gains are calculated for average overshadowing (SAP Table 6d). **When all windows are measured the collected data includes the orientation of each window; otherwise assign East/West orientation to all windows.** A conservatory roof is taken as horizontal for the purposes of Table 6a.

S8 Windows and doors

S8.1 Draught proofing

All external doors and at least 2 windows per building part should be examined.
 If a window is locked or inaccessible then endeavour to check another one.
 If the state of the draught proofing cannot be determined then take triple, double or secondary glazed as being draught proofed, and single glazed windows and doors as not draught stripped.
 Include glazing in a non-separated conservatory.
 The percentage draught proofed is [(number of draught proofed windows & doors) divided by (total number of windows & doors)] x 100

S8.2 Window U-values and g-values

U-values and g-values for windows can be overwritten only if documentary evidence is provided, which can be either a Window Energy Rating certificate (as defined by BFRC) or manufacturer's data. The U-value is for whole window, not centre pane.

The U-value of windows and the solar transmittance of glazing is taken from Table S14.

Table S14 : Window characteristics

| Glazing | Installed | Frame (for Table 6c) | U-value (window) | U-value (roof window)** | g-value |
|------------------------------|---|--|-------------------------------|-------------------------|---------|
| Single | any | wood frame frame factor 0.7 | 4.8 | 5.1 | 0.85 |
| Double glazed unit* | England & Wales: before 2002, Scotland: before 2003 N. Ireland: before 2006 | PVC frame frame factor 0.7 | 3.1 | 3.3 | 0.76 |
| Double glazed unit | England & Wales: 2002 or later, Scotland: 2003 or later N. Ireland: 2006 or later | PVC frame frame factor 0.7 | 2.0 | 2.2 | 0.72 |
| Secondary glazing | any | wood frame frame factor 0.7 | 2.4 | 2.6 | 0.76 |
| Triple glazing | any | PVC frame frame factor 0.7 | 1.8 | 2.0 | 0.68 |
| Double or triple, known data | any | PVC frame frame factor 0.7 ⁺ | As provided in RdSAP data set | | |

* Use this row for conservatories and for other double glazing whose installation date is unknown.

** Applies only where all windows are measured individually. Otherwise all glazing is assigned to windows.

⁺ Not applied if data source is BFRC

U-values are adjusted for curtains (section 3.2 of the SAP specification)

Table S15 applies to a non-separated conservatory.

Table S15 : Non-separated conservatory

| Glazing | Age band | Frame (for Table 6c) | Window U-value | Roof U-value | g-value |
|---|----------|----------------------|----------------|--------------|---------|
| Single | Any | wood frame | 4.8 | 5.3 | 0.85 |
| Double | Any | PVC frame | 3.1 | 3.4 | 0.76 |
| U-values are adjusted for curtains (section 3.2 of the SAP specification) | | | | | |

The orientation of windows is not recorded, thus solar gains are calculated using the default solar flux (East/West orientation for windows, horizontal for roof windows) in all cases.

S8.3 Door U-values

The RdSAP data set contains the total number of external doors and the number of those doors that are insulated. The U-value of insulated doors is part of the data set; the U-value of other external doors is taken from Table 15A.

Table S15A : Doors

| Door opens to | Age band | Door U-value |
|--------------------------------|----------|--------------------------------|
| Outside | A to J | 3.0 |
| | K | 2.0 |
| Unheated corridor or stairwell | any | 1.4 |
| Heated corridor or stairwell | | (omitted from data collection) |

A door is counted as insulated only if documentary evidence is provided, which must include U-value or manufacturer reference enabling the assessor to ascertain the U-value from the manufacturer. If there is more than one insulated door and they have different U-values, enter the average U-value.

S9 Room count and living area

S9.1 Room count

The room count is equal to the number of habitable rooms².

Habitable rooms include any living room, sitting room, dining room, bedroom, study and similar; and also a non-separated conservatory. A kitchen/diner having a discrete seating area also counts as a habitable room.

A non-separated conservatory adds to the habitable room count if it has an internal quality door between it and the dwelling.

Excluded from the room count are any room used solely as a kitchen, utility room, bathroom, cloakroom, en-suite accommodation and similar; any hallway, stairs or landing; and also any room not having a window.

For open plan dwellings count all spaces thermally connected to the main living area (e.g. a living/dining room) as one room.

For a kitchen to be a kitchen/diner it must have space for a table and 4 chairs.

A lounge/dining room where the door was temporarily removed (i.e. architrave and hinges still there) is two habitable rooms.

A lounge/dining room with the door permanently removed (hinge holes filled etc) is one habitable room.

S9.2 Living area

The living area fraction is determined from the number of habitable rooms.

Table S16 : Living area fraction

| | | | | | | | | |
|------------------------------|----------|-----------|-----------|-----------|-----------|-----------|------------|----------|
| Number of rooms: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Living area fraction: | 0.75 | 0.50 | 0.30 | 0.25 | 0.21 | 0.18 | 0.16 | 0.14 |
| | | | | | | | | |
| Number of rooms: | 9 | 10 | 11 | 12 | 13 | 14 | 15+ | |
| Living area fraction: | 0.13 | 0.12 | 0.11 | 0.10 | 0.10 | 0.09 | 0.09 | |

The living area is then the fraction multiplied by the total floor area.

S10 Space and water heating

S10.1 Main space heating system(s)

In the case of a gas or oil boiler, micro-CHP and heat pumps, the database is to be used whenever possible. There is a significant difference between the database values and the defaults in Table 4a/4b in many cases.

In the case of micro-CHP or a heat pump, if the Plant Size Ratio is out of range (see N2 in Appendix N) the software reports the situation advising the assessor to select:

- in the case of micro-CHP, a condensing boiler;
- in the case of a heat pump, the appropriate one from Table 4a.

² In Scotland, usually referred to as 'apartments'.

Otherwise space heating systems are those marked “rd” in Tables 4a and 4b. Some systems which are difficult to distinguish in a site survey are omitted; the SAP assessor selects the nearest equivalent from those available in the reduced data set. The following are to be assumed as not fan-assisted:

- gas boiler pre 1998 with balanced or open flue
- oil boiler
- gas warm air, balanced or open flue

If the property is using LNG, mains gas should be selected.

The following fuels apply only for boilers from the database:

- biodiesel from any biomass source
- biodiesel from used cooking oil only
- rapeseed oil
- appliances able to use mineral oil or liquid biofuel

Where no space heating system is present, the calculation is done for portable electric heaters (with no controls) in all habitable rooms. The heating type for this case (as is needed for SAP Table 9) is 2, the same as for portable electric heaters with no controls.

For treatment of unheated habitable rooms see A4 in Appendix A.

If **one heating system feeds** both underfloor and radiators, enter radiators. This is because if radiators are present there has to be a higher flow temperature.

If electric storage heaters are present as main heating but single meter, enter as electric panel heaters and include addendum 6 (see S15). If the storage heaters are fan-assisted suppress the recommendation for fan-assisted storage heaters.

If boiler/heating system is present but not working (or condemned) it should still be entered as the main heating system. However if boiler is not present enter no heating system even though a boiler is intended.

A community heating system is one that serves more than one dwelling. Select the actual fuel used by the community system where that can be ascertained; if it cannot be, select mains gas.

If the dwelling has a micro-CHP system that cannot be located in the database enter as a condensing boiler and include addendum 5 (see S15).

Two main systems

There is an option for two main systems to cover the situation of different systems heating different parts of the dwelling.

If main system 1 heats all habitable rooms, there is no main system 2 unless it serves DHW only (see S10.4).

Main systems 1 and 2 cannot be room heaters except in the case of the dwelling's heating consisting solely of room heaters.

A main system is generally one that would be described as central heating (a heat generator providing heat to several rooms via a heat distribution system), although the term does also include, for example, storage heaters and fixed direct-acting heaters in each room.

When there are two main systems, system 1 always heats the living area and:

- where two systems serve different spaces, the percentage recorded for each system is in proportion to the heated floor area served by each system;
- where two systems serve the same heating circuit the default assumption is a 50/50 split. A different ratio can be used only if there is clear documentary evidence to back it up.

When there are two main systems and a recommendation is made for heating system upgrade, include addendum 9.

A second main system is not to be confused with a secondary heater. The latter are room heater(s) heating individual room(s) either as a supplement to the main heating in the room (e.g. a wood burning stove in the main room) or for rooms not heated by the main system(s). See section S10.3 for rules on secondary heaters.

If there is more than one main system within a room, select one of them according to the rules in SAP Appendix A and disregard the other.

Integrated storage/direct acting in living area, normal storage heating elsewhere: treat as two main systems.

If there are two main heating systems then:

- the two systems are taken as heating different parts of the dwelling;
- the assessor estimates the percentage of the total heated floor area served by system 2;
- the fraction of main heat from system 2 is 0.01 times the percentage.

S10.2 Space heating controls

Space heating controls are those marked "rd" in Table 4e. Some control features whose effect is small are omitted.

S10.3 Secondary heating

Include a secondary heater if there is a fixed emitter present regardless of whether the main heating system(s) heat all rooms.

If more than one secondary heater:

- (a) select the device that heats greatest number of habitable rooms;
- (b) if that does not resolve it, select the device using the cheapest fuel;
- (c) if that does not resolve it, select the device with the lowest efficiency.

Electric focal point fires are included even if not wired by fixed spur.

An open fireplace is to be considered in the heating assessment if capable of supporting an open fire, even if no fuel is present. The fuel to be specified is smokeless fuel in smoke control areas and dual fuel outside smoke control areas.

Open fires in bedrooms are disregarded when identifying the heating systems (main and secondary) and heated habitable room count. They are counted in the number of open chimneys, if appropriate.

Solid Fuels

If the appliance can burn only one fuel, specify that fuel (includes exempted appliances burning wood in Smoke Control Areas). Otherwise:

Smoke control area: Open fire - smokeless fuel; closed heater - anthracite

Not smoke control area: Open fire - dual fuel; closed heater - wood logs if capable otherwise anthracite.

In the case of micro-CHP or a heat pump where Table N8 indicates a non-zero secondary heating requirement and no secondary heater has been specified, include secondary heating by portable electric heaters for the purposes of the calculation.

S10.4 Water heating

The size of a hot-water cylinder is taken as according to Table S17.

Table S17 : Cylinder size

| Descriptor | Indicative size range | Size to be used in SAP calculation * |
|--|-----------------------|---|
| Inaccessible | | if off-peak electric dual immersion: 210 litres if from solid fuel boiler: 160 litres otherwise: 110 litres |
| Normal | up to 130 litres | 110 litres |
| Medium | 131 – 170 litres | 160 litres |
| Large | > 170 litres | 210 litres |
| * Actual size to be used if present in the data set (in conjunction with solar panel data) | | |

If water is heated by a dual immersion and the electricity supply is a single meter include addendum 6.

Sometimes there is a separate boiler providing DHW only. A generic boiler can be selected from the water heating options. If the boiler is located in the database, specify two main heating systems with:

- main system 1 is the one providing space heating
- main system 2 is the DHW boiler
- percentage of main heat from system 2 is zero
- water heating is from main system 2.

An electric immersion is assumed dual in the following cases:

- cylinder is inaccessible and electricity tariff is dual;
- the DHW is heated by an electric boiler (191) and the electricity tariff is dual.

S10.5 Back boilers

Where water heating is from a back boiler or room heater with boiler, and the boiler provides water heating only, the appropriate fire or room heater is identified in the data collection process, and the water heating is identified as from main system or from secondary system.

Where the back boiler provides space heating:

- if gas, the back boiler is selected as main heating, the associated fire is selected as the secondary heating, and the water heating is from main system.
- if oil or solid fuel, the combination of room heater and boiler is selected as main heating and the water heating is from main system.

For the purposes of the calculation the appropriate fire or room heater is substituted. In the case of a gas fire with back boiler, the efficiency of the fire is from the room heater section of Table 4a according to the type of fire and the efficiency of the back boiler is 65% (from water heating section of Table 4a). In the case of oil or solid fuel, the efficiency from the room heater section of Table 4a is applied to both the fire/room heater and the boiler.

S10.6 No water heating system

Where no water heating system is present, the calculation is done for an electric immersion heater. If the electric meter is dual the immersion heater is also dual, but is a single immersion otherwise (including unknown meter). The calculation is done for a cylinder defined by the first row of Table S17 and the first row of Table S18.

S10.7 Solar water heating

Documentary evidence is required to over-write collector or solar store values except that orientation, tilt and overshadowing can be overwritten with visual evidence.

If the panel/collector details are available but the solar store information is not, the default values can be used for the solar store.

If the solar store is combined and details are being recorded the volume of the combined cylinder must also be recorded.

S10.8 Flue gas heat recovery

Calculation according to SAP Appendix G.

Include flue gas heat recovery only if found in the database, identified in same way as for heating systems. When the model cannot be found no default option is available but the presence of the device should be recorded in site notes.

S10.9 Waste water heat recovery

Calculation according to SAP Appendix G.

Include waste water heat recovery only if found in the database. When the model cannot be found no default option is available but the presence of the device should be recorded in site notes.

Number of rooms with bath and/or shower includes rooms with only an electric shower. If two showers found in a room, count as one.

Only mixer showers count for waste water heat recovery. Mixer shower means a shower where the hot water is provided by a boiler (combi or regular), heat pump or immersion heater. A mixer shower attached to bath taps is recorded as a mixer shower only if there is a permanent bracket over the bath and there is a shower curtain or screen.

S10.10 Space and water heating assumptions

Parameters not included in the data collection (Table S19) are defined in Table S18.

Table S18 : Heating and hot water parameters

| Parameter | Value |
|--|--|
| Hot water cylinder insulation if not accessible | Age band of main property A to F: 12 mm loose jacket Age band of main property G, H: 25 mm foam Age band of main property I to K: 38 mm foam |
| Cylinderstat if no access | No cylinderstat (but see also 9.3.7) |
| Cylinder heat exchanger area (required for some database heat pumps) | 1.0 m ² |
| Insulation of primary pipework | Age bands A to J: no Age band K: yes |
| Space heating circulation pump for wet systems | Within heated space |
| Oil pump for oil boilers | Not in heated space |
| Gas boilers pre 1998, balanced or open flue | Not fan-assisted |
| Oil boilers from SAP table | Not fan-assisted |
| CPSU | In airing cupboard Gas: if data from Table 4b, store volume 80 litres, store loss rate 2.72 kWh/day Gas: if data from database use store volume and insulation thickness from database Electric: store volume 300 litres, store loss rate 3.16 kWh/day, store temperature 90°C |
| Gas warm air system, balanced or open flue (not the fan-assisted types) | Not fan assisted |
| Solid fuel boiler or room heater | Not HETAS approved |
| Underfloor heating | If dwelling has a ground floor, then according to the floor construction (see Table S11 if unknown): - solid, main property age band A to E: concrete slab - solid, main property age band F to K: in screed - suspended timber: in timber floor - suspended, not timber: in screed Otherwise (i.e. upper floor flats), take floor as suspended timber if the wall is timber frame and as solid for any other wall type, and apply the rules above. |
| Hot water separately timed | Age bands A to I (main dwelling): no Age bands J, K (main dwelling): yes |
| Hot water cylinder in heated space | Yes |
| Boiler interlock | Assumed present if there is a room thermostat and (for stored hot water systems heated by the boiler) a cylinder thermostat. Otherwise not interlocked. |
| Summer immersion where DHW is provided by a solid fuel open fire or closed room heater | Yes, single immersion unless already has dual immersion |

| Parameter | Value |
|---|--|
| Supplementary immersion heater for DHW from heat pump | Yes if generic heat pump (from Table 4a). Not applicable if heat pump from database since supplementary heating is incorporated in the water heating efficiency in the database record. |
| Electricity tariff | See S12 |
| Solar panel | If solar panel present, the parameters for the calculation not provided in the RdSAP data set are: - panel aperture area 3 m ² - flat panel, $\eta_0 = 0.80$, $a_1 = 4.0$ - facing South, pitch 30°, modest overshadowing - if regular boiler: combined cylinder, solar part one-third of total (if separate pre-heat cylinder, assess total cylinder size (Table S17) on the basis of both cylinders) - if water heating by combi boiler or CPSU or heat pump or micro-CHP with integral DHW vessel or instantaneous water heater or DHW is from community system: 75 litre pre-heat cylinder - pump for solar-heated water is electric (75 kWh/year) |
| Community heating scheme supplying - community space and water, or - community space heating only | system based on boilers with efficiency 80% or heat pump with efficiency 300% piping installed before 1990, pre-insulated If CHP (if waste heat or geothermal treat as CHP): fraction of heat from CHP = 0.35 CHP overall efficiency 75% heat to power ratio = 2.0 boiler efficiency 80% |
| Community heating scheme supplying - community water heating only | system based on boilers with efficiency 80% or heat pump with efficiency 300% piping installed before 1990, pre-insulated or if CHP fraction of heat from CHP = 1.0 CHP overall efficiency 75% heat to power ratio = 2.0 |

S11 Additional items

S11.1 Photovoltaics

If photovoltaics are present, look for the schematic which is usually adjacent to the electricity meter. The schematic should state the peak power (kWp) of the PV array. Record the following:

kWp

estimate of tilt of the PVs (horizontal, 30°, 45°, 60°, vertical)

if not horizontal, the orientation of the PVs (N, NE, E, SE, S, SW, W, NW)

overshading of PVs (very little, modest, significant or heavy, if on doubt select modest).

If there are PV panels on different planes of the roof, enter as different systems. If a single kWp figure is provided, in this case estimate the relative area of each and apportion the kWp accordingly.

If the kWp cannot be ascertained, record the percentage of the total roof area occupied by PVs. Here total roof area includes main dwelling and all extensions where present.

- a) If the kWp is known, calculate the annual contribution according to M1 in Appendix M. Up to three separate PV arrays are allowed for, each with their own kWp, tilt orientation and overshadowing.
- b) If the kWp is not known use the following:
- PV area is roof area for heat loss (before amendment for any room-in-roof), times percent of roof area covered by PVs, and if pitched roof divided by $\cos(35^\circ)$. If there is an extension, the roof area is adjusted by the cosine factor only for those parts having a pitched roof.
 - kWp is $0.12 \times$ PV area.
 - if not provided in the RdSAP data set then facing South, pitch 30° , modest overshadowing

S11.2 Wind turbine

If present and details not provided in the RdSAP data set, calculate for 1 turbine with 2 m rotor diameter and 2 m hub height.

Documentary evidence is required to overwrite default values

S12 Electricity tariff

The electricity meter is recorded as single, dual (two separate readings), dual 24-hour or unknown (if inaccessible). Dual 24-hour is possible in Scotland and some parts of northern Northumberland.

Off-peak tariff is needed for the intended operation of:

- electric storage heaters (401 to 408)
- underfloor heating (421 or 422, but not 424)
- electric dry core or water storage boiler (193, 195)
- electric CPSU (192)
- dual electric immersion

If it is a single meter when any of these are present enter heating as panel heaters and/or immersion as single, and include Addendum 6.

If the electricity meter is unknown, treat as single meter except where:

- main heating or water heating are intended to run off an off-peak tariff (per systems listed in text box above) or
- main heating is ground source or water source heat pump.

If that results in a dual meter, assign tariff per rules 1. to 4. below.

If the electricity meter is single, the tariff is standard electric tariff and if the meter is dual 24-hour it is 24-hour tariff. Otherwise the choice between 7-hour and 10-hour is determined as follows.

1. If the main heating system (or either main system if there are two) is an electric CPSU (192) it is 10-hour tariff.
2. Otherwise if the main heating system (or either main system if there are two) is:
 - electric storage heaters (401 to 408), or
 - electric dry core or water storage boiler (193 or 195), or
 - electric underfloor heating (421 or 422)it is 7-hour tariff.
3. If that has not resolved it then if the main heating system (or either main system if there are two) is:
 - direct-acting electric boiler (191), or
 - heat pump (201 to 204, 521 to 524, or database), or
 - electric room heaters (unless assumed because there is no heating system).it is 10-hour tariff.
4. If none of the above applies it is 7-hour tariff. This includes assumed electric heaters because there is no heating system.

A dual meter is possible even if off-peak is not used for heating or DHW.

If dual, assign electricity uses to tariffs according to 12.4.3.

S13 Climatic data

For ratings (SAP rating and EI rating), the calculations are done using the UK average climate data as follows:

- External temperature: SAP 2009 Table 8
- Solar radiation on horizontal surfaces: SAP 2009 Table 6a
- Solar radiation on vertical surfaces (for calculation of solar gains): from the radiation on the horizontal converted by the procedure following SAP 2009 Table 6a
- Solar radiation on inclined surfaces (for solar panels and PVs): SAP 2009 Table H2

For costs and savings, total emissions and primary energy, the calculations are done using the climate data for the region in which the property is situated, as follows:

- External temperature: Table S20 in this document
- Solar radiation on horizontal surfaces: Table S21 in this document
- Solar radiation on vertical surfaces (for calculation of solar gains): from the radiation on the horizontal converted by the procedure following SAP 2009 Table 6a
- Solar radiation on inclined surfaces (for solar panels and PVs): SAP 2009 Table H2 multiplied by the applicable regional factor in Table S22 in this document.

S14 Rounding of data

For consistency of application, after expanding the RdSAP data into SAP data using the rules in this Appendix, the data are rounded before being passed to the SAP calculator. The rounding rules are:

- U-values: 2 d.p.
- All element areas (gross) including window areas and conservatory wall area: 2 d.p.
- All internal floor areas and living area: 2 d.p.
- Storey heights and conservatory height: 2 d.p.
- Draughtstrip percent and multiple glazing percent: integer
- Solar part of combined cylinder: integer
- kWp for photovoltaics: 2 d.p.

S15 Addendum to EPCs

Where a feature, e.g. wall type or heating system, is not part of the reduced data set, a near equivalent should be selected. For the circumstances indicated below, an explanation can be provided on the EPC by way of an addendum.

| Reference Number | Circumstances | Addendum text on EPC |
|------------------|---|--|
| 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. |
| 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 performance characteristics of the micro-CHP system in this dwelling are not known and default values were used for the assessment. |
| 6 | Off-peak appliance(s) with single meter | 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. |

| Reference Number | Circumstances | Addendum text on EPC |
|------------------|--|--|
| 8 | PVs or wind turbine present on the property (England, Wales or Scotland) | The assessment does not include any feed-in tariffs that may be applicable to this property. |
| 9 | Two main heating systems and heating system upgrade is recommended | As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems. |

The list of addenda shown above is current at the date of this document; items will be modified or added as appropriate. An addendum may be added as a temporary measure; if an addendum is used frequently the reduced data set will be extended in a future revision so as to avoid the need for it.

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

S16 Improvement measures

The effect of improvement measures is assessed by amending the data for the existing dwelling according to the improvement measure being considered. When a number of measures are being considered, the effect of any one of them on the SAP and Environmental Impact ratings depends, in general, on the order in which they are introduced. A standard list of improvement measures and how their effect on energy performance is to be assessed is provided in Appendix T.

Recommendations should be removed only if there is evidence, visual or documentary, showing that a specific recommendation is not appropriate. A listed building or a property in a conservation area is not sufficient grounds in its own right to suppress a recommendation. If a recommendation is removed this must be recorded with reasons in site notes.

An improvement measure is assessed by adjusting the values within the reduced data set. For increased loft insulation, for example, the calculation would be re-done with a different roof U-value taken from Table S9 according to the proposed new thickness of the loft insulation.

S17 Data to be collected

Table S19 : Data to be collected

| Item | Data | Comment |
|------------------------------------|--|---|
| FOR THE DWELLING AS A WHOLE | | |
| Country | One of: - England & Wales - Scotland - Northern Ireland | |
| Region | One of those in SAP 2009 Table 10 | Derived from the postcode of the property |
| Transaction type | One of: - marketed sale* - non-marketed sale - rental (social) - rental (private) - not sale or rental * termed 'single survey' in | Non-marketed sale includes right-to-buy Private rental includes institutions (e.g. university) EPC not required by regulations if not sale or rental; this case will be |

| Item | Data | Comment |
|---------------------------------|---|--|
| | Scotland | uncommon |
| Built form and detachment | Classification according to S1. | Detachment does not need to be recorded for flats/maisonettes, provided that internal dimensions are being used. |
| Number of rooms | Number of habitable rooms | Total as defined in S9.1, inclusive of main property and any extension. |
| | Number of heated habitable rooms | A heated room is one with a fixed heat emitter in the room. |
| Dimension type | Measured internally or externally | Applies to areas and perimeters. Room heights always measured internally within the room. See S3. |
| Conservatory | One of - no conservatory - separated, no fixed heaters - separated, fixed heaters - not separated | |
| Non-separated conservatory only | Floor area Glazed perimeter Double glazed (yes/no) Height (number of half storeys of main dwelling) | See section 3.3.3. |
| Flats and maisonettes only | Heat loss corridor, one of: - no corridor - heated corridor - unheated corridor | |
| | If unheated corridor, length of sheltered wall | The length of wall between flat and corridor. If a flat or maisonette is sheltered on more than one storey this is the total of the sheltered lengths on each storey. |
| | Floor level relative to the lowest level of the building (0 for ground floor). | This is the lowest floor level if property has more than one storey. If there is a basement, the basement is level 0 and the other floors from 1 upwards. |
| | Property position, one of: - basement - ground floor - mid floor - top floor | This is used for the description of the dwelling type on the EPC (e.g. 'Top-floor flat') |
| Number of extensions | Between 0 and 4 | |

| Item | Data | Comment |
|---|--|--|
| FOR EACH BUILDING PART A building part is main dwelling, extension 1, extension 2, extension 3 or extension 4 | | |
| Age band | According to S2 | |
| Below and above the building part | Whether the lowest floor is/has: - ground floor - above partially/intermittently heated space (commercial premises) - above unheated space - to external air - same dwelling below - another dwelling below | A partially heated space below applies when it is above non-domestic premises. An unheated space below applies when it is above a space not used for habitation. If above more than one type, it is classified according to the largest floor area concerned. |
| | Whether the highest floor has: - pitched roof (slates or tiles), access to loft - pitched roof (slates or tiles), no access - pitched roof (thatch) - flat roof - same dwelling above - another dwelling above | |
| Dimensions | Area, average room height and exposed perimeter for each floor (from lowest occupied floor up to lowest occupied + 6) | For rooms-in-roof, measure floor area only, inside the dwelling |
| Floor construction | One of: - unknown - solid - suspended timber - suspended, not timber | For lowest floor of the building part. Not if another dwelling or other premises below. |
| Floor insulation | One of: - unknown - as built - retro-fitted | Not if another dwelling or other premises below. There must be evidence for retro-fit insulation |
| Floor insulation thickness | One of: - unknown - 50 mm - 100 mm - 150 mm or more | Only if floor insulation is retro-fitted. 'Insulation thickness' and 'U-value' are mutually exclusive alternatives. |
| Floor U-value | Value in W/m ² K | |
| Wall construction | One of: - stone (granite or whinstone) - stone (sandstone) - solid brick - cob - cavity - timber frame - system build (i.e. any other) | |
| Wall thickness | Wall thickness in mm (or unknown if it cannot be measured) | |

| Item | Data | Comment |
|--|---|--|
| Wall insulation type | One of: - as built - external - filled cavity - internal - cavity plus external - cavity plus internal - unknown | External, cavity or internal insulation to be indicated only if added subsequent to original construction and evidence exists. If it has only the insulation that was part of the original construction it is 'as built'. |
| Wall insulation thickness | One of: - unknown - 50 mm - 100 mm - 150 mm or more | Only if wall insulation is external, internal, cavity plus external or cavity plus internal. 'Insulation thickness' and 'U-value' are mutually exclusive alternatives. |
| Wall U-value | Value in W/m ² K | |
| Wall dry-lined or lath and plaster | yes/no | Only for uninsulated stone and solid brick walls. |
| Alternative wall (for any building part with an alternative wall) | All the above items for walls, plus - net area of alternative wall - is sheltered wall (yes/no) | Sheltered wall applies only to the main dwelling part of a flat or maisonette that is adjacent to an unheated corridor or stairwell. If sheltered its area is calculated from the shelter length and not specified separately. |
| Roof insulation (if not same or another dwelling above) | One of: - none - at joists - at rafters - flat roof insulation - unknown | There must be evidence for joist, rafter or flat roof insulation, otherwise it is 'unknown' |
| Roof insulation thickness(loft space) (pitched roof with insulation at joists, applies to roof or parts of roof without roof room) | One of: - 12, 25, 50, 75, 100, 150, 200, 250, ≥300 mm | Only for roof insulation at joist level and where can be accessed. If none or unknown this is recorded via the preceding item. |
| Rafter insulation thickness | One of: - unknown - 50 mm - 100 mm - 150 mm or more | Only if roof insulation is 'at rafters' |
| Flat roof insulation thickness | One of: - unknown - 50 mm - 100 mm - 150 mm or more | Only if roof insulation is 'flat roof insulation' |
| Roof U-value | Value in W/m ² K | 'Insulation thickness' (loft, rafter or flat roof) and 'U-value' are mutually exclusive alternatives |

| Item | Data | Comment |
|--|--|---|
| Roof room age band | According to S2 | The age band of the roof rooms can be different to that of the rest of the building part. |
| Roof rooms connected | yes/no | Whether the roof rooms are connected to or are adjacent to another building part of the same dwelling. An adjacent part can be another roof room or a normal storey. |
| Roof room insulation | One of: - unknown - no insulation - flat ceiling only - all elements If all elements then thickness at walls and sloping parts, one of: - unknown - 50 mm - 100 mm - 150 mm or more | Only when there is a roof room in the building part concerned There must be evidence for insulation of flat ceiling or all elements, otherwise it is 'unknown'. |
| Roof room insulation thickness (on flat part of roof of roof room) | One of: - 12, 25, 50, 75, 100, 150, 200, 250, ≥ 300 mm, not applicable | Only if roof room insulation is 'flat ceiling only' or 'all elements' 'not applicable' is for the case of (documentary) evidence of insulation of all elements, but it is a vaulted ceiling with no flat part. |
| Roof room insulation thickness (other parts of roof room) | One of: - unknown - 50 mm - 100 mm - 150 mm or more | Only if roof room insulation is 'all elements' |
| Roof room area and U-value details | Area and U-value for: - flat ceiling - sloping ceiling - stud wall - gable wall (up to 2 of each of these) | Only where these details are collected; if so they supersede roof room insulation and roof room insulation thickness. |
| FOR THE DWELLING AS A WHOLE | | |
| Number of external doors | Total number of external doors and Number of insulated external doors | Doors to a heated access corridor are not included in the door count. Only if their U-value is known. |
| Insulated door U-value (when there are insulated doors) | Value in W/m ² K | Average for the insulated external doors (where applicable) |

| Item | Data | Comment |
|---|---|--|
| Windows (of the dwelling only, not including any conservatory) | Area: one of – typical – less than typical – much less than typical – more than typical – much more than typical | ‘Typical’ refers to normal construction for the property type and age band concerned. If assessed as much more or much less than typical the area of each window should be measured. |
| If window area is typical, less than typical or more than typical | Proportion with multiple glazing Multiple glazing type, one of: - d/g pre year xxxx - d/g during or post year xxxx - d/g unknown date - secondary glazing - triple glazing - double, known U-value - triple, known U-value | As percentage xxxx is: - 2002 in England & Wales - 2003 in Scotland - 2006 in Northern Ireland If more than one type, assessor selects the most prevalent. |
| Window U-value | Value in W/m ² K | Only when multiple glazing type is double or triple with known U-value |
| Window g-value | Value to 2 d.p. | |
| Window data source | Manufacturer or BFRC | |
| If window area is much less or much more than typical | For each window: - location (building part) - window or roof window - area (including frame) - glazing type (as above, plus single) - orientation (one of S, SE, E, NE, N, NW, W, SW, horizontal) - U-value - g-value - data source | This option can also be used if more than one type of multiple glazing. U-value, g-value and data source only when multiple glazing type is double or triple with known U-value |
| Draught proofing | Between 0 and 100% | Percentage of all windows and doors that are draught proofed |
| Fireplaces | Number of open fireplaces | |
| Main heating system (option to say ‘none’) | Fuel for main heating | If none, the calculation is done for portable electric heaters with no controls |
| | Product index number whenever possible for boilers, micro-CHP and heat pumps, otherwise system (marked “rd”) from Table 4a or 4b | If product can be identified, its characteristics are obtained via the database. |

| Item | Data | Comment |
|---|--|--|
| | <p>Flue type, one of</p> <ul style="list-style-type: none"> - open - room-sealed <p>For gas boilers 1998 or later, the ignition type, one of</p> <ul style="list-style-type: none"> - auto-ignition - permanent pilot light <p>For gas boilers 1998 or later, the whether or not fan-flued</p> <p>For gas and oil boilers, for heat pumps to water and for electric CPSUs, the heat emitter type, one of</p> <ul style="list-style-type: none"> - radiators - underfloor - fan coil units | <p>Applies to boilers, micro-CHP and warm-air systems. For fires and roomheaters use normal flue type indicated in Table 4a</p> <p>Not if from database</p> <p>Not if from database</p> <p>If underfloor downstairs and radiators upstairs, select radiators</p> <p>Fan coil units only for heat pumps</p> |
| Second main heating system (where applicable) | <p>Details of system as above.</p> <p>plus the percentage of heated floor area served by the second system.</p> <p>System 1 is that heating the living area.</p> | <p>Estimate percentage to nearest 10%</p> <p>If there is a boiler providing DHW only, assign it as the 2nd main system with a space heating percentage of zero.</p> |
| Community heating system | <p>Fuel used by community system</p> <p>If CHP then CHP fuel</p> | <p>If fuel cannot be ascertained, use mains gas</p> |
| Main heating controls | <p>Item from Table 4e according to main system type</p> | |
| Secondary heating system | <p>Fuel for secondary heating, and system from room heater section of Table 4a</p> | <p>'None' if no secondary heating system</p> |
| Water heating | <p>Either</p> <ul style="list-style-type: none"> - from main heating system, or - from 2nd main system, or - from secondary system, or - any other water heater marked "rd" in hot-water-only section of Table 4a, or - no DHW system present | <p>If no system, the calculation is done for an electric immersion, see text below Table S17.</p> <p>Fuel also needed if not from main system.</p> |
| | <p>Cylinder size, one of:</p> <ul style="list-style-type: none"> - no cylinder - no access - normal (up to 130 litres) - medium (131-170 litres) - large (> 170 litres) | <p>Separate thermal store (hot-water only or integrated) treated as if it were a cylinder</p> |
| | <p>Cylinder insulation type, one of</p> <ul style="list-style-type: none"> - no access - none - loose jacket - factory-applied (spray foam) | |

| Item | Data | Comment |
|-----------------------------------|--|---|
| | Cylinder insulation thickness, one of: 0, 12, 25, 38, 50, 80, 120, 160 mm | |
| | If immersion, whether single or dual | |
| | Cylinderstat (yes/no) | |
| Solar water heating | Solar panel (yes/no) | |
| Solar water heating details known | yes/no. If yes, then details: - collector aperture area - collector type (evacuated tube, flat plate or unglazed) - collector zero loss efficiency - collector heat loss coefficient - tilt: one of horizontal, 30°, 45°, 60°, vertical - orientation (if not horizontal): one of S, SE, E, NE, N, NW, W, SW - overshadowing: very little, modest, significant or heavy - solar water pump: electrically powered, solar powered or unknown | Only if solar panel present Documentary evidence is required to enter collector values except that orientation, tilt and overshadowing can be overwritten with visual evidence |
| Solar store details known | yes/no. If yes, then details: - combined solar store (yes/no) - total hot water store volume - dedicated solar volume | Only if solar panel present and solar water heating details known |
| Flue gas heat recovery | yes/no. If yes then: - product index number | Only if located in the database |
| PV for flue gas heat recovery | Details of the PV: - kWp - tilt: one of horizontal, 30°, 45°, 60°, vertical - orientation (if not horizontal): one of S, SE, E, NE, N, NW, W, SW - overshadowing: very little, modest, significant or heavy | Only for systems with a PV powered immersion |
| Baths and showers | Number of rooms with bath and/or shower Number of rooms with mixer shower and no bath Number of rooms with mixer shower and bath | These items are always collected, to enable a recommendation for waste water heat recovery to be made |

| Item | Data | Comment |
|------------------------------|--|--|
| Waste water heat recovery | yes/no. If yes then details: - number of systems (1 or 2) - system 1 product index number - number of mixer showers with system 1 in rooms with bath - number of mixer showers with system 1 in rooms without bath - system 2 product index number - number of mixer showers with system 2 in rooms with bath - number of mixer showers with system 2 in rooms without bath | Only if located in the database |
| Space cooling system present | yes/no | |
| Mechanical ventilation | yes/no, and if yes whether extract-only or balanced | Applies to whole house ventilation system only. Otherwise natural ventilation is assumed. Intermittent extract fans (kitchen and bathrooms) are not a mechanical ventilation system for SAP calculations, but continuously running extract fans in wet rooms are treated as mechanical extract ventilation.. |
| Electricity meter | Dual/single/24-hour/unknown | See S12 |
| Mains gas available | yes/no | Yes means that there is a gas meter or a gas-burning appliance (e.g. cooker) in the dwelling. A closed-off gas pipe does not count. Where a boiler is present attached to a heating system (not in a box), and the mains gas meter has been removed for security reasons, enter a gas boiler as the main form of heating and indicate that mains gas is present. Can be relevant to improvement recommendations. |

| Item | Data | Comment |
|----------------------------|---|--|
| Photovoltaic array | yes/no, and if yes then either: a) % of external roof area with PVs, or b) details of the PV: - kWp - pitch: one of horizontal, 30°, 45°, 60°, vertical - orientation (if not horizontal): one of S, SE, E, NE, N, NW, W, SW - overshadowing: very little, modest, significant or heavy | b) to be used when the information on kWp is available. In this case up to 3 PV arrays can be specified |
| Terrain | One of: - dense urban - low rise urban or suburban - rural | Used to generate wind turbine recommendation where appropriate – data item must always be collected |
| Wind turbine | yes/no | |
| Wind turbine details known | yes/no. If yes, then details: - number of turbines - rotor diameter - height above ridge | Only if wind turbine present. |
| Lighting | Total number of fixed lighting outlets, and Total number of low-energy fixed lighting outlets | LEDs are considered as low energy lights. Where there are 4 or more downlighters/ceiling lights divide the bulb count by 2. Include fixed under-cupboard kitchen strip lights/ |
| Swimming pool | A swimming pool is not included in the data set. | Count the room containing the swimming pool as a habitable room and add addendum 4 (see S15). |

Table S20 : External temperature by month and region

| Region | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 1 Thames | 5.1 | 5.5 | 7.4 | 9.3 | 12.6 | 15.4 | 17.8 | 17.8 | 15.1 | 11.6 | 7.6 | 5.5 |
| 2 South East England | 5.3 | 5.4 | 7.4 | 9.2 | 12.6 | 15.2 | 17.6 | 17.8 | 15.2 | 11.9 | 7.9 | 5.8 |
| 3 Southern England | 5.5 | 5.7 | 7.5 | 9.2 | 12.6 | 15.2 | 17.4 | 17.6 | 15.1 | 11.8 | 8.1 | 5.9 |
| 4 South West England | 6.4 | 6.5 | 7.9 | 9.3 | 12.4 | 14.7 | 16.8 | 17.0 | 14.9 | 12.0 | 8.9 | 7.0 |
| 5 Severn | 5.4 | 5.7 | 7.5 | 9.2 | 12.6 | 15.2 | 17.4 | 17.3 | 14.9 | 11.5 | 8.0 | 5.9 |
| 6 Midlands | 4.9 | 5.3 | 7.1 | 9.0 | 12.2 | 14.9 | 17.2 | 17.1 | 14.5 | 11.0 | 7.3 | 5.2 |
| 7 West Pennines. | 5.1 | 5.5 | 7.0 | 8.9 | 12.0 | 14.5 | 16.6 | 16.5 | 14.1 | 10.9 | 7.6 | 5.4 |
| 8 North West England / South West Scotland | 4.6 | 4.9 | 6.2 | 8.1 | 11.1 | 13.5 | 15.5 | 15.4 | 13.1 | 10.1 | 7.0 | 4.9 |
| 9 Borders | 4.3 | 4.7 | 6.1 | 7.9 | 10.7 | 13.4 | 15.5 | 15.4 | 13.0 | 9.8 | 6.6 | 4.6 |
| 10 North East England | 4.5 | 4.9 | 6.4 | 8.2 | 11.2 | 14.0 | 16.2 | 16.1 | 13.6 | 10.3 | 6.9 | 4.8 |
| 11 East Pennines | 4.5 | 5.0 | 6.8 | 8.7 | 11.7 | 14.6 | 16.9 | 16.9 | 14.3 | 10.8 | 7.0 | 4.9 |
| 12 East Anglia | 4.6 | 5.0 | 7.0 | 9.0 | 12.2 | 15.0 | 17.5 | 17.6 | 15.0 | 11.4 | 7.3 | 5.1 |
| 13 Wales | 5.7 | 5.8 | 7.3 | 8.9 | 12.0 | 14.3 | 16.4 | 16.3 | 14.2 | 11.2 | 8.2 | 6.2 |
| 14 West Scotland | 4.8 | 4.9 | 6.0 | 7.9 | 10.8 | 13.1 | 14.9 | 14.8 | 12.8 | 9.8 | 7.0 | 5.1 |
| 15 East Scotland | 4.1 | 4.4 | 5.7 | 7.7 | 10.6 | 13.2 | 15.2 | 15.0 | 12.7 | 9.4 | 6.3 | 4.3 |
| 16 North East Scotland | 4.0 | 4.2 | 5.5 | 7.4 | 10.1 | 12.8 | 14.9 | 14.7 | 12.5 | 9.2 | 6.2 | 4.1 |
| 17 Highland | 4.4 | 4.3 | 5.5 | 7.4 | 10.2 | 12.5 | 14.5 | 14.4 | 12.3 | 9.2 | 6.5 | 4.5 |
| 18 Western Isles | 5.3 | 5.0 | 5.9 | 7.4 | 9.8 | 11.7 | 13.7 | 13.7 | 12.1 | 9.5 | 7.2 | 5.6 |
| 19 Orkney | 4.9 | 4.5 | 5.2 | 6.9 | 9.1 | 11.2 | 13.3 | 13.6 | 11.9 | 9.3 | 6.9 | 5.2 |
| 20 Shetland | 4.7 | 4.1 | 4.7 | 6.4 | 8.5 | 10.6 | 12.7 | 13.0 | 11.4 | 8.8 | 6.5 | 4.9 |
| 21 Northern Ireland | 5.2 | 5.4 | 6.8 | 8.3 | 11.1 | 13.4 | 15.4 | 15.2 | 13.2 | 10.2 | 7.4 | 5.5 |

Table S21 : Mean global solar irradiance (W/m²) on a horizontal plane by month and region

| Region | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 1 Thames | 29 | 55 | 99 | 153 | 192 | 214 | 204 | 177 | 124 | 73 | 39 | 23 |
| 2 South East England | 31 | 57 | 103 | 163 | 204 | 225 | 213 | 186 | 129 | 78 | 42 | 24 |
| 3 Southern England | 33 | 59 | 105 | 162 | 207 | 225 | 213 | 190 | 132 | 77 | 43 | 26 |
| 4 South West England | 33 | 60 | 104 | 166 | 200 | 218 | 208 | 186 | 133 | 75 | 42 | 27 |
| 5 Severn | 31 | 57 | 100 | 157 | 198 | 218 | 208 | 184 | 128 | 72 | 40 | 24 |
| 6 Midlands | 26 | 53 | 95 | 147 | 188 | 204 | 194 | 168 | 117 | 68 | 34 | 21 |
| 7 West Pennines. | 23 | 51 | 93 | 144 | 189 | 196 | 186 | 159 | 110 | 63 | 30 | 19 |
| 8 North West England / South West Scotland | 20 | 48 | 87 | 138 | 188 | 192 | 187 | 156 | 110 | 59 | 28 | 17 |
| 9 Borders | 21 | 47 | 85 | 135 | 182 | 186 | 178 | 149 | 103 | 57 | 28 | 16 |
| 10 North East England | 22 | 50 | 88 | 139 | 181 | 188 | 183 | 154 | 106 | 61 | 30 | 18 |
| 11 East Pennines | 26 | 54 | 94 | 150 | 190 | 201 | 194 | 164 | 116 | 68 | 33 | 21 |
| 12 East Anglia | 29 | 56 | 100 | 157 | 196 | 212 | 203 | 173 | 123 | 75 | 38 | 23 |
| 13 Wales | 26 | 53 | 98 | 152 | 195 | 209 | 198 | 172 | 117 | 67 | 33 | 21 |
| 14 West Scotland | 17 | 45 | 84 | 139 | 193 | 186 | 183 | 154 | 102 | 54 | 24 | 13 |
| 15 East Scotland | 17 | 45 | 81 | 133 | 185 | 187 | 177 | 146 | 99 | 52 | 24 | 12 |
| 16 North East Scotland | 17 | 43 | 84 | 131 | 183 | 187 | 170 | 142 | 98 | 51 | 23 | 12 |
| 17 Highland | 15 | 41 | 82 | 134 | 184 | 181 | 163 | 140 | 97 | 48 | 21 | 11 |
| 18 Western Isles | 17 | 38 | 83 | 140 | 200 | 189 | 175 | 147 | 106 | 49 | 21 | 10 |
| 19 Orkney | 16 | 42 | 81 | 144 | 202 | 199 | 178 | 141 | 102 | 49 | 19 | 9 |
| 20 Shetland | 11 | 32 | 72 | 129 | 186 | 183 | 163 | 138 | 87 | 43 | 15 | 6 |
| 21 Northern Ireland | 23 | 49 | 89 | 139 | 190 | 188 | 175 | 152 | 107 | 61 | 29 | 17 |

Table S22 : Regional factors for solar radiation on inclined surfaces

| Region | Factor |
|---|---------------|
| 1 Thames | 1.04 |
| 2 South East England | 1.09 |
| 3 Southern England | 1.10 |
| 4 South West England | 1.09 |
| 5 Severn | 1.07 |
| 6 Midlands | 1.00 |
| 7 West Pennines. | 0.96 |
| 8 North West England / South West Scotland | 0.94 |
| 9 Borders | 0.92 |
| 10 North East England | 0.94 |
| 11 East Pennines | 1.00 |
| 12 East Anglia | 1.05 |
| 13 Wales | 1.01 |
| 14 West Scotland | 0.92 |
| 15 East Scotland | 0.90 |
| 16 North East Scotland | 0.89 |
| 17 Highland | 0.87 |
| 18 Western Isles | 0.92 |
| 19 Orkney | 0.93 |
| 20 Shetland | 0.84 |
| 21 Northern Ireland | 0.94 |