

BUILDING REGULATION COMPLIANCE

Calculation Type: New Build (As Built)

Property Reference	Z45985	Issued on Date	26/05/2022
Assessment Reference	Z45984	Prop Type Ref	Type A
Property	5 Gate Street, MANCHESTER, M11 2PG		
SAP Rating	84 B	DER	17.43
Environmental	86 B	TER	18.08
CO ₂ Emissions (t/year)	1.32	% DER<TER	3.61
General Requirements Compliance	Pass	DfEE	49.82
		TfEE	54.06
		% DfEE<TfEE	7.85
Assessor Details	Mr. Paul Ahern, Paul Ahern, Tel: 01617621055, paul.ahern@energycouncil.co.uk		Assessor ID
			T237-0001
Client			

SUMMARY FOR INPUT DATA FOR New Build (As Built)

Criterion 1 – Achieving the TER and TfEE rate

1a TER and DER

Fuel for main heating	Mains gas		
Fuel factor	1.00 (mains gas)		
Target Carbon Dioxide Emission Rate (TER)	18.08	kgCO ₂ /m ²	
Dwelling Carbon Dioxide Emission Rate (DER)	17.43	kgCO ₂ /m ²	Pass
	-0.65 (-3.6%)	kgCO ₂ /m ²	

1b TfEE and DfEE

Target Fabric Energy Efficiency (TfEE)	54.06	kWh/m ² /yr	
Dwelling Fabric Energy Efficiency (DfEE)	49.82	kWh/m ² /yr	
	-4.3 (-7.9%)	kWh/m ² /yr	Pass

Criterion 2 – Limits on design flexibility

Limiting Fabric Standards

2 Fabric U-values

Element	Average	Highest	
External wall	0.20 (max. 0.30)	0.20 (max. 0.70)	Pass
Party wall	0.00 (max. 0.20)	-	Pass
Floor	0.12 (max. 0.25)	0.12 (max. 0.70)	Pass
Roof	0.12 (max. 0.20)	0.16 (max. 0.35)	Pass
Openings	1.35 (max. 2.00)	1.40 (max. 3.30)	Pass

2a Thermal bridging

Thermal bridging calculated from linear thermal transmittances for each junction

3 Air permeability

Air permeability at 50 pascals	5.85 (measured in this dwelling)	m ³ /(h.m ²) @ 50 Pa	
Maximum	10.0	m ³ /(h.m ²) @ 50 Pa	Pass

Limiting System Efficiencies

4 Heating efficiency

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Main heating system

Boiler system with radiators or underfloor - Mains gas
Data from database
Potterton Assure 30 Combi
Combi boiler
Efficiency: 89.0% SEDBUK2009
Minimum: 88.0%

Pass

Secondary heating system

None

5 Cylinder insulation

Hot water storage

No cylinder

6 Controls

Space heating controls

Time and temperature zone control

Pass

Hot water controls

No cylinder

Boiler interlock

Yes

Pass

7 Low energy lights

Percentage of fixed lights with low-energy fittings

100 %

Minimum

75 %

Pass

8 Mechanical ventilation

Continuous extract system (decentralised)

Specific fan power

0.1700 0.1400

Maximum

0.7

Pass

Criterion 3 – Limiting the effects of heat gains in summer

9 Summertime temperature

Overheating risk (West Pennines (England))

Slight

Pass

Based on:

Overshading

Average

Windows facing North

3.73 m², No overhang

Windows facing East

1.52 m², No overhang

Windows facing South

10.72 m², No overhang

Air change rate

2.50 ach

Blinds/curtains

None

Criterion 4 – Building performance consistent with DER and DFEE rate

Party Walls

Type

U-value

Filled Cavity with Edge Sealing

0.00

W/m²K

Pass

Air permeability and pressure testing

3 Air permeability

Air permeability at 50 pascals

5.85 (measured in this dwelling) m³/(h.m²) @ 50 Pa

Maximum

10.0 m³/(h.m²) @ 50 Pa

Pass

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10 Key features

Party wall U-value	0.00	W/m ² K
Roof U-value	0.09	W/m ² K
Floor U-value	0.12	W/m ² K
Door U-value	1.00	W/m ² K

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