

Shell & Core Buildings

Sometimes a developer will build an industrial unit and put it on the market for sale or rental without any building services (HVAC, HWS and lighting system) installed. Such buildings are referred to as 'Shell & Core Buildings' and can be quite problematic to process.

The problem arises because, to enable sign-off, Building Control require a demonstration that the proposed building along with its final fit-out of building services will be part L2A compliant whereas the law requires that all new buildings, at the point of sale or rental, must have an EPC that models the current state of the building.

The way to achieve this is as follows -

Design Stage

1. A specification for the building is to be provided by the developer prior to any works carried out. Such a specification should include proposed feasible building services that fit in with the anticipated usage of the building.
2. A BRUKL report is then created from the information provided within the specification.
3. If the BRUKL fails Part L2A compliance then the Energy Assessor will consult with the developer and the specifications are altered by until compliance is achieved.
4. This BRUKL report is then passed to Building Control so as to demonstrate that the final building once completed and fitted out with the proposed services would comply with Part L2A.
5. Please note that, at this stage, a Predicted EPC (i.e. one not yet lodged on the governments Landmark database) may also be produced. Such an EPC shows the anticipated energy performance of the building once it is completed and finally fitted out.

Completion Stage

1. **If the building is built to the specification including building services** (or a similar specification which still achieves Part L2A compliance) then an EPC and BRUKL report may be produced so that the building can be signed off by Building Control to allow for sale or rent. In such cases the Building Control process is now completed.
2. **If the building is built to specifications but no building services are installed** and the owner wishes to sell (or rent) the building, a 'shell and core' EPC must be produced. This EPC is produced using default services as defined by Part L2A and the conventions. Such default services are –
 - a. HVAC – direct electric with efficiency of 100%
 - b. HWS – instantaneous direct electric with efficiency of 100%
 - c. Lighting – Tungsten with direct switching
3. Such an EPC will inevitably show low ratings and some developers may be concerned that this can have a negative effect upon their marketing of the building. In such a case the developer needs to be made aware of the design stage Predicted EPC and BRUKL report.
4. Once the building is sold the new owner will then install the building services. Ideally these building services should be as close to those used in the original specification. Whatever services they choose it is important that the new BRUKL report still shows Part L2A compliance.
5. A final EPC is then produced which supersedes the 'shell & core' EPC and the new BRUKL report is sent to Building Control as proof of final Part L2A compliance.

This is the correct order of processes that the building developer and energy assessor should follow. If they do not follow this order they may face major problems when trying to move forward with the building project.

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