

Commercial Energy Performance Certificates

Types of properties:

Level	Price	Description
Level 3	£300 + VAT	A level 3 building will have a heating system up to 70 kW and cooling up to 12 kW. A level 3 building is generally small enough to be naturally ventilated and one whose characteristics would not be significantly altered by the addition of another storey. Level 3 buildings tend to be shallow plan or light industrial. The unheated corridors and communal areas in a block of domestic flats would also be covered by a level 3 inspection.
Level 4	From £595 + VAT*	Level 4 buildings are generally larger and more complex than level 3. They will have boilers of 100 kW or more and anything from comfort cooling (<12 kW) through to full blown air conditioning with air handling units.
Level 5	From £1190 + VAT*	Level 5 buildings are more complex still and will need to be modelled using computer simulation - they tend to be buildings of unusual shapes – such as shopping centres.

* (Price subject to change post inspection/complexity)

Other factors that may affect charging:

- Size - it will take longer to survey a larger building and it may have more zones involving more data capture and entry.
- Business category - Buildings have to be zoned within the 'shell' according to use, lighting, HVAC etc - so a business type where multiple uses within the constructed space are common, will require a lot more work than a building such as an office block
- If there are no site plans or maintenance details made available then the price will increase as the inspection will take significantly longer.