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## First Dynamic Simulation non-dwelling EPC in the UK

Bureau Veritas and Integrated Environmental Solutions (IES) are delighted to announce the lodgement of the first Dynamic Simulation non-dwelling Energy Performance Certificate (EPC) in the United Kingdom. The building in question is Exchequer Court (33 St Mary Axe, London EC3) and it was undertaken on behalf of property management company Broadgate Estates and owners Invista Real Estate Investment Management. It has a total floor area of 148,000 sq ft.



Exchequer Court received a "D" rating and was graded on the 07 August by CIBSE Accredited Energy Assessor Colin Rees from IES Consulting. He commented that "undertaking the EPC assessment using the Dynamic Simulation Model method was a necessity for this building because of its size and zone complexity. However, overall it was a pretty standard assessment, with no surprises."

The EPC service offered by Bureau Veritas and IES Consulting is the result of a strategic partnership between the two companies. It is currently one of the very few EPC services capable of undertaking both Level 4 (SBEM) and level 5 Dynamic Simulation Model (DSM) assessments. Bureau Veritas' energy consultants work in conjunction with IES' Accredited Level 4&5 Energy Assessors to collate all the required information, carry out the site survey and undertake the required compliance calculations for determining the EPC asset rating.

Daryl Pope, Technical Director for Energy Services at Bureau Veritas commented: "We are delighted to have worked on delivering the first Level 5 Dynamic Simulation Model produced EPC in partnership with IES. The DSM approach allows us to determine accurately the performance of large existing buildings or buildings with features such as large atria or modern cooling and ventilation strategies."

Colin Rees used the recently approved DSM EPC <VE Compliance> software available in V5.9 of IES's <Virtual Environment> performance analysis suite to undertake the assessment.

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