

Reduced Data SAP : Amendments for September 2008

Amendments to Reduced Data SAP are being introduced in September 2008. The SAP version is now 9.82.

Note: This concerns only RdSAP. No changes are being to SAP calculations in this amendment; calculations by SAP 2005 9.81 and SAP 2005 9.82 are identical.

Insulation of building elements

The options for indicating insulation of building elements have been extended. This is to cater for situations where insulation has been added subsequent to the original construction or where the original construction was to a higher insulation standard than that required by the building regulations at the time of construction.

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

However 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 where 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. The assessor should be confident that the insulation was installed and that any documentation relates to the actual property being assessed.

The options for collection of data on site in respect of additional insulation of elements 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 thickness. In other cases the U-value is based on 50 mm of insulation of the mineral wool type (equivalent to 25 mm of polyurethane or phenolic foam). Additional insulation should be indicated in the data collection only where it provides comparable thermal resistance. Note: if better insulation would be expected for the age band, the insulation for the age band is used instead.

New and amended data collection items

1. Transaction type (new)

The transaction type is specified as one of:

- marketed sale
- non-marketed sale
- rental (social)
- rental (private)
- not sale or rental

2. Floor construction (new)

The floor construction is specified as one of:

- solid
- suspended timber
- suspended, not timber
- unknown

The actual construction should be indicated where possible, although "unknown" is included for when its construction cannot be determined.

3. Floor insulation (new)

Floor insulation is specified as one of:

- unknown
- as built
- retro-fitted

Often "unknown" will need to be used here.

"as built" confirms that no additional insulation has been added.

"retro-fitted" is allow for situations where insulation is present in a floor, either added subsequently to its construction, or incorporated in the floor when that was not required by building regulations at the time. Documentary evidence should be considered where available.

4. Additional wall type – cob

In addition to the existing types, there is an new option for wall type: cob

5. Additional roof type – thatched

Thatched roof is now a separate roof type. The roof construction is specified as one of:

- pitched (slates or tiles), access to loft
- pitched (slates or tiles), no access
- pitched (thatch)
- flat
- another dwelling above

Record whether access to loft since a recommendation for loft insulation is not made when there is no access.

6. Roof insulation (amended)

The options for roof insulation are now:

- none
- at joists
- at rafters
- flat roof insulation
- unknown

Previously "none" was handled by selecting "at joists" and then "none". Now this is indicated directly from the above list, and the options for "at joists" are 12, 25, 50, 75, 100, 150, 200, 250, ≥ 300 mm.

Previously insulation at rafters was not taken into account. Now it is if "at rafters" is selected from the list above.

Previously flat roof insulation could not be indicated. Now if can be is suitable documentary evidence confirms that the roof is insulated.

7. Age bands of roof rooms (amended)

Record age band of roof rooms in main and extensions separately

8. Insulation of roof rooms (new)

Previously it was not possible to signify insulation of roof rooms. Now the options for roof room insulation are:

- unknown
- no insulation
- flat ceiling only
- all elements

If "unknown" the insulation is assigned according to the age band of the roof room, as previously. Note that the age band of roof rooms in main dwelling, extension 1 and extension 2 are to be given separately.

Where it is "flat ceiling" or "all elements" give flat ceiling insulation as one of:

- not applicable, 12, 25, 50, 75, 100, 150, 200, 250, ≥ 300 mm.

"not applicable" is added here to cater for the situation where the roof room has no flat ceiling ('cathedral' type roof but there is documentary evidence for insulation of the roof rooms.

"all elements" applies when the whole external envelope of the roof rooms has been insulation, i.e. vertical walls, sloping roof and flat ceiling. Usually documentary evidence will be required.

9. Glazing (amended)

Triple glazing added as an additional option so that the glazing can be:

- single, double unknown install date, double before 2002, double 2002 or later, triple, secondary

The term 'multiple glazing' is used to refer generically to any glazing other than single. When more than one type of multiple glazing is present, the assessor either chooses the most prevalent type or (by indicating window area much less than or much more than typical) enters details of each window separately.

10. No heating system installed (new option)

When there is no identifiable heating system, the calculation is done for portable electric heaters in all rooms. This should preferably be a selectable option, with software assigning the heating appropriately

11. No hot water system installed (new option)

When there is no hot water system, the calculation is done for an immersion heater. This should preferably be a selectable option, with software assigning the appropriate parameters.

12. Underfloor heating with electric CPSU (clarified)

When the heating is by an electric CPSU, the assessor selects radiators or underfloor as the heat emitter, as for other boiler systems.

13. Fuel for community heating (clarified)

Option to select the fuel used by a community system (gas, oil, etc including electric for a heat pump). If fuel cannot be determined, mains gas is assumed. If the system has CHP, the fuels for boilers and CHP to be specified separately.

14. Heating controls (amended)

There are some additional heating control options, to simplify selection of the appropriate options.

15. Electricity meter (amended)

For Scotland only, additional possible meter configuration is dual – 24-hour tariff.

16. Wind turbine (new)

Option to indicate that the property has a wind turbine.

17. Terrain type

Used for the assessment of a wind turbine. It is one of:

- dense urban

- low rise urban or suburban

- rural

Note that this must be given in all cases, whether or not a wind turbine is present. That is to allow consideration of a wind turbine as a possible enhanced improvement measure.

18. Conservatory (amended)

A conservatory is indicated in all cases as one of:

- no conservatory
- separated, no fixed heaters
- separated with fixed heaters
- not separated

If separated with fixed heaters, this is mentioned on the EPC

If not separated, the same data as previously is recorded (area, exposed perimeter, height, glazing type).