



Department for
Communities and
Local Government

31 March 2014

Non Domestic Software - Introduction of SBEM 5.2

I am writing to let you know the arrangements for transitioning between version 4.1.e and version 5.2.b of SBEM for Building Regulations compliance and Energy Performance Certificates in England following the revisions to the energy efficiency provisions of the Building Regulations that come into effect from April 6.

For the purposes of the Building Regulations version 5.2 of SBEM must be used except in the following two cases:

- (a) for building work started before 6 April 2014; or
- (b) where a notification of building work under regulation 12(2) of the Building Regulations 2010, or sections 47(1), 50, 51A(2) or 54 of the Building Act 1984 has been given before 6 April 2014 provided that the building work is commenced on site before 6 April 2015.

In both these cases earlier versions of the SBEM may continue to be used.

EPCs for existing non-domestic buildings that are lodged on or after 6 April 2014 should be prepared using SBEM 5.2.b. There will however be a transitional period of one month from April 6 2014 when it will be permissible to use SBEM version 4.1.e for EPC lodgements.

The same rules will apply to approved versions of DSMs that are being amended to align with the revision of SBEM taking effect from 6 April 2014.

Details of the transition arrangements for Wales will be issued separately by the Welsh Government.