



technical business solutions

SBEM and Part L Compliance

What is SBEM?

The Simplified Building Energy Model (SBEM) is the compliance tool developed by BRE to perform calculations for 'operational ratings' and 'asset ratings' for buildings other than dwellings in the production of Energy Performance Certificates (EPCs).

The National Calculation Method (NCM) provides the method and standard data sets required to calculate the annual energy use of a proposed building and compares it with the energy use of a 'notional' building of a similar type, under similar circumstances. This is done by calculating the Target Emission Rate (TER - the CO₂ emission rate for the notional building) and comparing this with the Building Emission Rate (BER) for the proposed building. The BER must not be higher than the TER.

When are SBEM Calculations Required?

A design stage SBEM should be completed before construction of a building commences, to demonstrate compliance with carbon emission requirements of Regulation 17C of the Building Regulations. Once constructed, an as-built SBEM is produced including results of air permeability testing and demonstrates that the building has been constructed in accordance with the design. This is referred to as a Building Regulation UK Part L report (BRUKL).



How can TBS Help?

TBS can undertake design stage SBEM calculations and provide advice on compliance with SBEM and Part L of the Building Regulations.

Other Services

- Energy Performance Certifications
- Air Conditioning Energy Assessments
- Building Log Book (Part L)
- Energy Metering Strategies
- Dynamic Simulation Modelling (DSM)
- Building Services Specifications
- Renewable Energy Feasibility Studies
- ESOS and ISO 50001

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