
SCOTTISH STATUTORY INSTRUMENTS

2012 No. 208

**The Energy Performance of Buildings (Scotland)
Amendment (No. 2) Regulations 2012**

Energy performance certificates

7. In regulation 6 (energy performance certificates)—
- (a) in paragraph (1)(a) after “building” insert “or building unit”;
 - (b) after paragraph (1)(b) insert—
 - “(ba) include an energy performance indicator;
 - (bb) include an indicator, expressed numerically, of primary energy use;”;
 - (c) for paragraph (1)(c) substitute—
 - “(c) contain cost effective and technically feasible recommendations for improving the energy performance of the building or building unit including—
 - (i) measures in connection with a major renovation of the building envelope or technical building systems; and
 - (ii) measures for individual building elements independent of a major renovation of the building envelope or technical building systems;
 - (ca) include a statement indicating that—
 - (i) more detailed information on the cost effectiveness of the recommendations made in the energy performance certificate; and
 - (ii) the steps to be taken to implement those recommendations, are contained in the recommendations report;”;
 - (d) in paragraph (1)(d)(i) after “building” insert “or building unit”;
 - (e) for paragraph (1)(e) substitute—
 - “(e) be issued by a qualified member of an approved organisation for that category of building or building unit.”;
 - (f) in paragraph (2) after the word “building” insert “or building unit”;
 - (g) for paragraph (4) substitute—
 - “(4) Certification for a building unit may be based—
 - (a) on the assessment of another representative building unit with the same energy-relevant characteristics in the same building; or
 - (b) on a common certification of the whole building in which the building unit is located.”; and
 - (h) after paragraph (5) insert—
 - “(6) Certification for a house may be based on the assessment of another representative house where—

- (a) the representative house is of similar design, size and actual energy performance quality; and
- (b) the member of the approved organisation issuing the energy performance certificate has confirmed in writing that this is the case.”.