

Appendix B: Reporting evidence of compliance

BREL report

- B1** The Buildings Regulations England Part L (BREL) report and photographic evidence should be provided to the building control body and to the building owner to show that building work complies with energy efficiency requirements.
- B2** SAP 10 will produce the BREL report for the building as a standard output option.
- B3** Two versions of the BREL report should be produced, using the approved software.
- a.** The first, the design stage BREL report, before works begin, to include all the following.
1. The target primary energy rate and dwelling primary energy rate.
 2. The target emission rate and dwelling emission rate.
 3. The target fabric energy efficiency rate and dwelling fabric energy efficiency rate.
 4. A supporting list of specifications.
- b.** The second, the as-built BREL report, to include all the following.
1. The target primary energy rate and as-built dwelling primary energy rate.
 2. The target emission rate and as-built dwelling emission rate.
 3. The target fabric energy efficiency rate and as-built dwelling fabric energy efficiency rate.
 4. A supporting list of specifications and any changes to the list of specifications that was provided at design stage.

The building control body can then use these reports to help check that what was designed has been built. The software includes a facility to compare the design stage and as-built data input files and automatically produce a schedule of changes.

- B4** The as-built BREL report should be signed by the person carrying out the SAP assessment to confirm that the as-built calculations are accurate and that the supporting documentary evidence and photographs have been reviewed (see paragraphs B6 and B7).
- B5** The as-built BREL report should be signed by the developer to confirm that the dwelling has been constructed or completed according to the specifications in the report.

Photographic evidence

- B6** Photographs should be taken for each dwelling on a development as a record during the construction of a property. The photographs should be made available to the energy assessor and the building control body. Anyone may take the photographs.
- B7** Photographs should be taken of typical details as listed below and should be unique to each property. One photograph per detail should be recorded. Additional images, such as a close-up detail, should be provided only when necessary (see below). Photographs should be taken at appropriate construction stages for each detail when completed, but prior to closing-up works.
1. Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.
 - a. At ground floor perimeter edge insulation.
 - b. At external door threshold.
 - c. Below damp-proof course on external walls.

2. External walls: for each main wall type, to show thermal continuity and quality of insulation for the following.
 - a. Ground floor to wall junction.
 - b. Structural penetrating elements.
3. Roof: for each main roof type, to show thermal continuity and quality of insulation at the following.
 - a. Joist/rafter level.
 - b. Eaves and gable edges.
4. Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.
 - a. Window positioning in relation to cavity closer or insulation line.
 - b. External door set positioning in relation to cavity closer or insulation line.
5. Airtightness: additional photographs for all details I-4 to show airtightness details (only if not included or visible in continuity of insulation image).
6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following.
 - a. Plant/equipment identification label(s), including make/model and serial number.
 - b. Primary pipework continuity of insulation.
 - c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

B8 Photographs should be digital and of sufficient quality and high enough resolution to allow a qualitative audit of the subject detail. Close-up photographs may be needed where a long shot image provides insufficient detail. More than one image of each detail may be needed. Geo- location should be enabled to confirm the location, date and time of each image. Each image file name should include a plot number and detail reference according to the numbers used in paragraph B7. For example, Plot I eaves detail would be PI/3b.