

Frequently Asked Questions

The first questions relate directly to the software and these are followed by questions about SAP 2005.

BuildDesk ED Software questions

I have a block of flats to assess for SAP calculations. How many projects do I need to create in the software?

Enter each dwelling individually as a separate project. You may be able to enter one 'master' dwelling and then copy and paste the project and make adaptations where needed to the description and specification as needed.

I have created my as-designed project but now need to create the as-built for Building Regulations submission. How do I do it?

Use Variant manager, this allows you to have up to 4 variations in the same project. Only one of the variants can be designated As-designed and one As-built. This leaves two spare for early design proposals or alternative solutions. The As-built variant is used to create the EPC.

How do I enter the heat loss elements?

In the tree structure go to Geometry>Heated>right click>add area to this zone. In BuildDesk you can add as many heat loss surfaces as you need. These heat loss surfaces can all have different build ups and U-values making it ideal for all types of dwellings.

I've created my own U-values but can't seem to find them. Where are they?

When looking at a particular construction to drag and drop from the components list on the right hand section of the software to the surface element box you may need to change the search>source> Recommended for this element to one of the other drop down options such as Project list.

If you created a component U-value you may have saved the construction in the project or your own catalogue. You need to tell the software where to search for it in order to retrieve it.

Can I enter my own U-value information for windows rather than using the default information from the windows and rooflights catalogues derived from Tables 6e in SAP 2005.

Yes you can, BuildDesk Energy Design allows you to directly input manufacturer's information or calculate your own window U-values. [Click here for a guidance document.](#)

I have my calculated results but the dwelling is non-compliant with building regulations. How do I improve my results?

In general you will need to understand how your proposed design is failing. The first place to look is the Building Regulations Compliance Checklist report. Correct any failures that appear and your result should improve. If the design is still non compliant check the results section in the tree structure and analyse the DER and TER –main results outputs. This should identify key areas where your design is poor compared to the notional building. For Building Regulations your actual building needs to be 25% lower than the notional building.

Energy Performance Certificate Questions

Can anyone produce an Energy Performance Certificate for a new dwelling using Energy Design?

You need to be an On Construction Domestic Energy Assessor accredited with the BRE in order to lodge official EPCs.

Anyone can produce Predictive Energy Assessments from the As-designed information for selling off plan.

Common errors made in SAP calculations

In a recent survey carried out for EEPH/CLG significant errors were found which meant that about 20% of calculations submitted and accepted by Building control actually failed to have met the Target Emission Rate. Please check that your calculations pay attention to the following areas to avoid common errors.

In 68% of the calculations

'errors are occurring in strictly interpreting the SAP conventions for a number of SAP inputs. Particular problems seem to be occurring due to incorrect treatment of:

- general measurement conventions, particularly for flats above ground floor level,*
- unheated spaces, or*
- room-in-roof constructions.*

Incorrect, incomplete or contradictory design information is being given to the SAP assessor, including missing information, particularly related to a number of inputs (in order of descending frequency):

- U-values*
- Domestic water heating source*
- Heating system*
- Accredited Construction Details*
- Mechanical ventilation system.'*

Extract from EEPH / CLG Research into Compliance with Part L of the Building Regulations for New Homes – Phase 2 Main Report - 30th April 2009