

SBEM Tender Risk

Our new SBEM Tender Risk service is now available to all Contractors who wish to reduce design risk concerned with compliance of Part L: Conservation of Fuel & Power. Experience tells us that Contractors rarely receive the full story when being asked to tender. So just what are the implications of the SBEM Calculations that haven't been performed yet?

Let us share the risk and we will give you the answers.



Here are just a few things that will play a major part in determining the Building Emission Rate (BER).

- Y The Building Specification: Poor U-values will increase heat loss and gain and have a significant effect on required mechanical efficiencies in order to meet compliance.
- Y Building Design & Orientation: Glazing specification and percentage will effect heating and cooling loads. High g-values of glazing will increase the BER for air-conditioned buildings.
- Y Building Type: Buildings which have a large hot water demand such as care homes, hotels, leisure facilities or anything with changing/shower areas will usually need solar thermal or a heat pump under Part L 2010 to meet compliance.
- Y Lighting Design: It is hugely important that lighting design is considered early to understand its impact on the BER. Always aim for 55 luminaire lumens / circuit watt to all areas including core. LED lighting solutions should achieve this even for basic core fittings. Always consider the use of photocell switches where feasible, the calculation tools like these even if the client doesn't!
- Y Efficiency of all Mechanical Plant: Specific Fan Power, Coefficient of Performance, Energy Efficiency Ratio and DHW heat loss all play a significant part.
- Y Are Renewable Technologies required?: The answer by 2013 is likely to be yes, at this point in time the answer is definitely maybe! The risk is therefore high.

It is worth mentioning that even if a compliant M&E installation is installed using guidance from the Non-domestic HVAC Compliance Guide 2010, it is still possible to produce a non-compliant building under Part L. All other variables as a whole need to be considered as one.