

20 August 2025

RE: Energy Performance Certificate (EPC)**What is an Energy Performance Certificate (EPC)?**

An **EPC** is a document that shows how energy-efficient a building is, rated from **A (most efficient)** to **G (least efficient)**. It measures the building's **annual energy consumption per square meter** (kWh/m²/year), excluding areas like garages and outdoor lighting.

Which Buildings Need EPCs?

EPCs are **mandatory** for certain **non-residential buildings**:

- Public buildings (owned or operated by government): if the net floor area is $\geq 1000 \text{ m}^2$
- Private buildings: if the net floor area is $\geq 2000 \text{ m}^2$
- The building must have been in operation for at least 2 years and have not been subjected to a major renovation or change of occupancy within the year before assessment period.

Relevant Occupancy Classes

Only buildings with the following **occupancy classifications** are required to comply:

- **A1**: Entertainment and public assembly
- **A2**: Theatrical and indoor sport
- **A3**: Places of instruction
- **G1**: Offices (e.g., admin buildings, consulting rooms)

Context for Small Surface Mines

For **small surface mines**, EPC requirements would **only apply** if:

- You have **office buildings** or **training centers** on-site that fall under **G1 or A3 occupancy classes**
- These buildings meet the **floor area thresholds** ($\geq 2000 \text{ m}^2$ for private ownership)
- They've been in use for **2+ years** without major renovations

If your mine has **small admin offices** or **modular buildings** below these thresholds, **EPCs are not required**.

Deadlines & Validity

- EPCs must be **displayed by 8 December 2025**
- Once issued, an EPC is **valid for 5 years**
- Certificates must be submitted to **SANEDI** within **3 months** of issuance

Penalties for Non-Compliance

Non-compliance is a violation of the **National Energy Act** and may result in:

- A **fine up to R5 million**
- **Imprisonment up to 5 years**
- Or **both**

Why It Matters:

South Africa aims to reduce **greenhouse gas emissions** and improve **energy efficiency**. EPCs help identify energy inefficiencies in buildings, enabling cost-saving upgrades and contributing to national climate goals.

Who Can Issue EPCs?

As of **31 July 2024**, EPCs must be issued by a **Registered Professional** who is:

- Accredited by **SANAS** (South African National Accreditation System) **before** that date.
- Registered with **SANEDI** (South African National Energy Development Institute) **after** that date.

Required Competencies and Qualifications**1. Training and Certification**

- Completion of an **EPC Practitioner Skills Programme**, such as the one offered by **IEPA** (Institute of Energy Professionals Africa), is highly recommended.

ASPASA MANCOM:

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- This includes:
 - Understanding energy principles and efficiency.
 - Conducting energy audits.
 - Data collection, analysis, and reporting.
 - Compliance with the **National Building Energy Performance Register (NBEPR)**.

2. Knowledge of Standards

- Familiarity with:
 - **SANS 1544:2014** – Energy performance certificates for buildings.
 - **SANS 10400-XA:2021** – Energy usage in buildings under the National Building Regulations

3. Practical Experience

- Ability to:
 - Assess building energy performance.
 - Calculate energy consumption (kWh/m²/a).
 - Prepare and submit EPC documentation.
 - Understand building classifications and occupancy types.

4. Accreditation and Registration

- Must be registered with **SANEDI** as a professional capable of issuing EPCs.
- Must comply with the **National Energy Act** and related regulations

Companies that can issue these certificates and competencies

1. Green Building Council South Africa
Website: <https://gbcsa.org.za/>
Email: info@gbcsa.org.za
2. Institute of Energy Professional Africa
Website: <https://iepa.org.za/>
Email: info@iepa.org.za
3. Resolution Circle
Website: <https://resolutioncircle.co.za/>
Email: info@resolutioncircle.co.za

For more information, please visit: [Sanedi EPC | Client](#)

Yours sincerely,



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