

# SAP Specification Document

3-5 Plough Lane

Prepared on behalf of:  
Union Architecture

BE 2167

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Company No. 07833780 VAT Reg.126036639

## What is a SAP Specification?

The SAP specification in the table below summarises the key elements of your design.

As we have based your SAP Assessment and reporting around these inputs, it is incredibly important that these are agreed and followed during construction.

**Please read the following points and let us know of any errors, concerns or questions straight away:**

### 1. Design Stage Assessments

- The table below shows the design specification you must follow during your build. It will be checked and audited on completion.
- Please note that any deviations from this specification may result in the SAP assessment no longer meeting Building Regulations requirements, and may entail additional assessment fees being incurred to maintain compliance.
- Please check any changes with the assessor as soon as possible, even if they appear to be improvements.
- **Items highlighted yellow refer to unconfirmed elements that will need to be confirmed to ensure compliance prior to construction.**

### 2. What We Need on Completion of Your Build

- Please provide the following evidence:
  - **U-value calculations for each type of heat loss floor, wall and roof**
  - **Air test certificate (if we are not completing the air permeability test for you)**
  - **MCS certificate or installer evidence for any renewable technologies**
  - **Signed thermal bridging checklists for any applied thermal bridging scheme**
- Once all items highlighted yellow are confirmed, **please tick to confirm each section, then sign and return to Build Energy.**
- Any re-lodgement of EPCs due to inaccurate information may incur additional fees. Please allow up to ten working days between providing this information and receiving your final documents.

## An Important Note on U-Values

- U-value calculations for all heat-loss elements must be produced to issue As-Built reports and EPCs.
- We would strongly encourage designers to secure calculations confirming the below values at an early stage, and advise your assessor of any difficulties in meeting these values.
- We can carry out U-value calculations based on detailed construction and insulation details, or you can usually obtain these from the insulation manufacturer.

## An Important Note on Air Testing

- It is incredibly important to build 'air-tight'. Practically all new buildings require air tightness testing on completion and this result **will** impact your SAP performance significantly.
- We can offer design advice and diagnostic testing at all stages of your build so please call us for more information.
- We strongly recommend visiting our [blog](#) for further reading within the 'air tightness' category, in conjunction with our [checklist guide](#).

# SAP Specification

Please tick and sign for As-Built stage

<b>Property Address</b>	3-5 Plough Lane. Please confirm the final project address prior to us producing the EPC
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<b>Planning Target?</b>	N/A
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<b>Walls, Floors and Roofs</b>			<b>Correct as built?</b> (Tick to confirm)
<i>Element</i>	<i>U-value</i>	<i>Construction</i>	
Ground floor	0.15	U-value calculation has been provided.	
Main wall	0.15	U-value calculation has been provided.	
Roof	0.15	U-value calculation has been provided.	
Party walls	0	Fully filled cavity walls with effective sealing at all exposed edges with insulation layers in abutting elements.	

<b>Openings</b>		(Tick to confirm)
<i>Type</i>	<i>U-value/Details</i>	
Windows, roof lights and glazed doors	1.4	
Opaque doors	N/A	
Half glazed doors	1.2	
Glazing type	Double glazed, argon filled	
Glazing frame	PVC	

<b>Heating &amp; Hot Water</b>		(Tick to confirm)
Heating system (space and water)	Mitsubishi ECODAN 8.5kW ASHP. Or similar (If changed, system to be checked in calculations.)	
Emitter	Radiators/Underfloor	
Heating controls	Time and temperature zone controls	
Hot water cylinder	120 Litres	
Secondary heating	None	

<b>Other Services</b>		(Tick to confirm)
Ventilation	Natural ventilation with 5 extract fans	
Low energy lighting	100% of fittings	

<b>Building Fabric</b>		<b>Required documents</b>	(Tick to confirm)
Thermal bridging scheme	Accredited Construction Details, continuous insulation around corners	<a href="#">Signed copies of all ACD sheets</a> (click to access).	
Design air permeability	5.0 m <sup>3</sup> /hm <sup>2</sup>	<a href="#">Air test certificate</a> (click for info)	

<b>Renewables</b>		<b>Required documents</b>	(Tick to confirm)
Solar PV	Waste water heat recovery system. Recoup Pipe + (If changed, system to be checked in calculations.)	N/A	

<b>As-built confirmation</b>		
I confirm that the drawings issued to you accurately reflect the as-built construction, that the above information accurately reflects the as-built specification and that all building services have been commissioned.		
<b>Printed name</b>	<b>Signature</b>	<b>Date</b>