

DEA SMART rules V1.5  
 Implementation date is from 1<sup>st</sup> March 2022  
 New rules and changes are highlighted in blue

Priority No.	Rule No	Rule
1	2	Main building age band is L
2	1	No main heating system present, but mains gas supply available.
3	3	Heating controls of boiler energy manager
4	24	Overridden U-values for all building parts
5	27	Any occurrence of 2 or more EPC lodgements for the same address within a 3 calendar month period made by assessors from the same scheme.
6	14	Multiple lodgements by same assessor on same property within 1 calendar month where SAP rating was F or G but is now E or above
7	8	Mechanical ventilation present in property built prior to 2003 (including supply/extract)
8	15	Wall of any building part that has insulation type unknown
9	16	Floor of any building part that has insulation type unknown
10	25	Non-pitched roof of any building part has insulation type/thickness 'unknown'
11	26	Room in the roof of any building part that has insulation type unknown
12	22	Any floor of any building part room height is <1.5m or >4m
13	6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler
14	21	Gas/Oil/LPG boiler main heating system and hot water from electric immersion
15	11	Age band A cavity walls
16	12	No access to main building loft
17	13	No access to HW cylinder
NA	5	Dormant - Any building part on any element has insulation type recorded as unknown

NA	9	Gas boiler main heating system and hot water from electric immersion
NA	10	Dormant - Duplicate lodgement of an EPC for the same property within 1 month by the same assessor
NA	7	Dormant- Ground floor of main building room height is <1.5m or >4m
NA	18	Dormant- Duplicate lodgement of an EPC for the same property within 7 calendar days by the same assessor
NA	19	Dormant- Main building age band K or L
NA	20	Dormant- Floor and wall insulation unknown
NA	17	Dormant - Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'
NA	4	Dormant - Overridden U-values for the main building walls
NA	23	Dormant - Any occurrence of 2 or more EPC lodgements for the same UPRN within a 3 calendar month period made by assessors from the same scheme.