

DEA SMART rules v1.4

Implementation date is from 1st November 2020

New rules and changes are highlighted in blue

Priority No.	Rule No	Rule Text
1	23	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.
2	2	Main building age band is L
3	1	No main heating system present, but mains gas supply available.
4	3	Heating controls of boiler energy manager
5	24	Overridden U-values for all building parts
6	8	Mechanical ventilation present in property built prior to 2003 (including supply/extract)
7	15	Wall of any building part that has insulation type unknown
8	16	Floor of any building part that has insulation type unknown
9	25	Non-pitched roof of any building part has insulation type/thickness 'unknown'
10	26	Roof room of any building part has insulation type/thickness 'unknown'
11	22	Any floor of any building part room height is <1.5m or >4m
12	6	No heating controls present, but main heating system is a gas (incl. LPG) or oil boiler
13	21	Gas/Oil/LPG boiler main heating system and hot water from electric immersion
14	11	Age band A cavity walls
15	12	No access to main building loft
16	13	No access to HW cylinder
17	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
NA	18	Duplicate lodgement of an EPC for the same property within 7 calendar days by the same assessor
NA	4	Overridden U-values for the main building walls
NA	5	Any building part on any element has insulation type recorded as unknown

NA	7	Ground floor of main building room height is <1.5m or >4m
NA	9	Gas boiler main heating system and hot water from electric immersion
NA	10	Duplicate lodgement of an EPC for the same property within 1 month by the same assessor
NA	19	Main building age band K or L
NA	20	Floor and wall insulation unknown
NA	17	Non-pitched roof or roof room of any building part has insulation type/thickness 'unknown'