

DEA SMART rules V1.3
Implementation date is from 1st July 2019
New rules and changes are highlighted in blue

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