Minimum Evidence Requirements – OCDEA

All data should be collected as applicable to the property being assessed. An auditor must be able to replicate the EPC using a combination of the evidence requirements below. This is a minimum evidence list only; additional evidence may be required depending on the property being assessed and its specific characteristics.

Category	Required Evidence	Comments
Software Data File	• The file containing inputs of assessment used to lodge the EPC.	
Plans	• This must include floor plans, sections, elevations used to calculate the geometry of the property. • A site plan must be included to verify the orientation and surrounding obstacles of the property.	
Construction Specification	• This would include the indicative construction specification of the dwelling.	
U-value Calculations	• For opaque building elements documentation showing how the u-values have been calculated in accordance with BR 443 and BS EN ISO 6946. • For openings, documentation showing the u-value calculated in accordance with BS EN ISO 12567-1/12567-2 or 10077-1/10077-2. If BFRC data has been used, a copy of the BFRC certificate or Window Energy Rating report.	
As Built Sign Off	• A statement from the developer, or equivalent person who is the client for the building's construction, that the dwelling has been constructed in line with the design and, if not, what the differences are between the constructed dwelling and the building specification.	
Airtightness Test Certificate	• A copy of the airtightness test certificate relating to the dwelling.	
Thermal Bridging Details	• Where a publicly available psi value scheme has been used, documentary evidence confirming which details and associated psi values have been utilized. • Where psi values have been calculated, documentary evidence demonstrating the junction used and associated Psi value. calculations must be in accordance with BR 497.	
Photographic Evidence	• For assessments where photographic evidence is a regulatory requirement (AD L: Volume 1 2021 and 2026 for England, AD L: Volume 1 2022 and 2026 for Wales), a copy of the photographs used to verify the on site construction of the dwelling.	

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