Hoko Energy
and Projects

Energy Performance Certificate (EPC)

Guideline for South Africa

Sustainability | Energy Efficiency | Compliance

Contact

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Purpose of This Guideline

This guideline is designed to assist building owners, property managers, and government entities in understanding Energy Performance Certificates (EPCs) — what they are, why they matter, and how to achieve compliance under South African law.

- **Understand EPC requirements and compliance obligations**
- **Promote energy efficiency and legislative compliance**
- **Support South Africa's Just Energy Transition goals**

The Case for Energy Performance Certificates

Buildings account for 15% of South Africa's greenhouse gas emissions and consume up to 40% of global energy. As urbanisation accelerates, the built environment represents one of the most significant opportunities for reducing carbon output and improving national energy efficiency.

EPCs provide a transparent, standardised measure of a building's energy performance — enabling owners, managers, and government entities to identify inefficiencies, benchmark against national standards, and drive meaningful improvements.

Legislative Framework

The Energy Performance Certificate (EPC) regime in South Africa is grounded in the National Energy Act, No. 34 of 2008, which mandates energy management and reporting for buildings above defined thresholds.

EPC regulations are issued under Section 19(1)(b) of the Act, with SANEDI appointed as the designated authority responsible for administering the EPC programme and maintaining the national register of certified professionals.

National Energy Act 2008

Act No. 34 of 2008 establishes the legal obligation for building energy performance reporting. It empowers the Minister to prescribe regulations requiring EPCs for qualifying buildings in both public and private sectors.

EPC Regulations – Section 19(1)(b)

Regulations under Section 19(1)(b) set mandatory EPC requirements, defining qualifying building classes, minimum floor area thresholds, compliance deadlines, and penalties for non-compliance up to R5 million.

SANS 1544 & SANEDI Registration

SANS 1544 is the South African National Standard governing EPC methodology and benchmarking. All EPCs must be produced and submitted by a SANEDI-registered EPC Professional to ensure validity and compliance.

What Is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate (EPC) is an official document that indicates a building's energy performance, expressed in kilowatt-hours per square metre per year (kWh/m²/year). It is valid for 5 years from the date of issue and must be renewed upon expiry to maintain compliance under South African energy regulations.

The EPC assesses a building's actual energy use, compares it against established benchmarks for its occupancy class, assigns an energy performance rating, and identifies opportunities for improvement — supporting both compliance and long-term energy cost reduction.

Mandatory Building Classes

Certain building categories are legally required to obtain an Energy Performance Certificate (EPC) under South African regulations. Requirements are based on net floor area, operational age, and occupancy class.
All qualifying buildings must be certified by a SANEDI-registered EPC Professional and display their certificate prominently on the premises.

Occupancy classes subject to EPC requirements include A1, A2, A3 (assembly), G1, G2 (storage/industrial), and Office buildings — all with net floor area thresholds and operational periods exceeding 2 years.

Private Sector Buildings

Net floor area ≥ 2,000 m² and operational for more than 2 years. EPC mandatory for compliance with National Energy Act regulations.

Government Buildings

Net floor area ≥ 1,000 m² and operational for more than 2 years. All public sector buildings must comply immediately.

Occupancy Classes

Classes A1, A2, A3 (places of assembly), G1, G2 (warehouses/factories), and all Office occupancies are subject to EPC certification requirements.

Compliance Deadline & Penalties

Non-compliance with EPC regulations carries serious legal and financial consequences. Building owners are strongly advised to act immediately to avoid penalties under the National Energy Act No. 34 of 2008.

- **Fines up to R5 million for non-compliance**
- **Imprisonment up to 5 years, or both**
- **Deadline: December 2025 — Act Now**

The compliance deadline is December 2025. Immediate action is recommended to ensure all applicable buildings are assessed, certified, and display a valid EPC. Early compliance avoids legal risk and demonstrates commitment to South Africa's energy transition goals.

Benefits of EPCs

Energy Performance Certificates deliver measurable value across the property sector. Building owners gain enhanced asset value, reduced operating costs, and demonstrated regulatory compliance — positioning their properties competitively in an increasingly sustainability-driven market.

For property owners and managers, EPCs improve marketability, reduce energy-related financial risk, and enhance occupant comfort. Hotels and hospitality venues benefit from significant utility cost reductions, stronger sustainability branding, and an improved guest experience aligned with global green standards.

Building Owners

Enhanced asset value, reduced operating costs, full regulatory compliance, and a competitive edge in South Africa's evolving green property market.

Property Owners & Managers

Improved property marketability, reduced energy risk exposure, long-term cost savings, and superior occupant comfort and indoor environment quality.

Hotels & Hospitality

Lower utility costs, stronger sustainability branding, enhanced guest experience, and alignment with international green hospitality and ESG reporting standards.

How an EPC is Calculated

The Energy Performance Indicator (EPI) is the core metric of an EPC:
EPI = Annual Energy Consumption ÷ Net Floor Area
Result expressed in kWh/m²/year
Data Inputs Required:
• Electricity consumption (utility bills, 12 months)
• Solar / renewable energy generation data
• Fuel consumption (gas, diesel, other)
• Net floor area and occupancy class
• Building operational hours and systems info

The EPI is then compared against a benchmark for the building's occupancy class (e.g., offices, retail, government). This benchmark comparison determines the energy performance rating, highlights inefficiencies, and identifies opportunities for improvement — forming the basis of the final EPC rating issued by a SANEDI Registered Professional.

How an EPC is Produced

Site Inspection & Data Collection

Step 1: Physical inspection of the building — floor area, systems, and occupancy class verified. Step 2: Collect 12 months of energy consumption data, utility bills, and building drawings.

Energy Analysis & EPC Calculation

Step 3: Analyse and normalise energy data against occupancy and operational hours. Step 4: Calculate the Energy Performance Indicator (EPI) — Annual Energy ÷ Net Floor Area = kWh/m²/year.

Certification, Submission & Display

Step 5: EPC issued and certified by a SANEDI Registered EPC Professional against benchmark. Step 6: Submit certificate to SANEDI and display prominently within the building premises.

The EPC process is carried out by a SANEDI-registered EPC Professional and follows a structured methodology to ensure accuracy, consistency, and compliance with SANS 1544 and national regulations.
Data inputs include electricity consumption, solar generation, fuel use, net floor area, occupancy class, and operational hours. Each step must be documented and submitted to SANEDI for official certification.

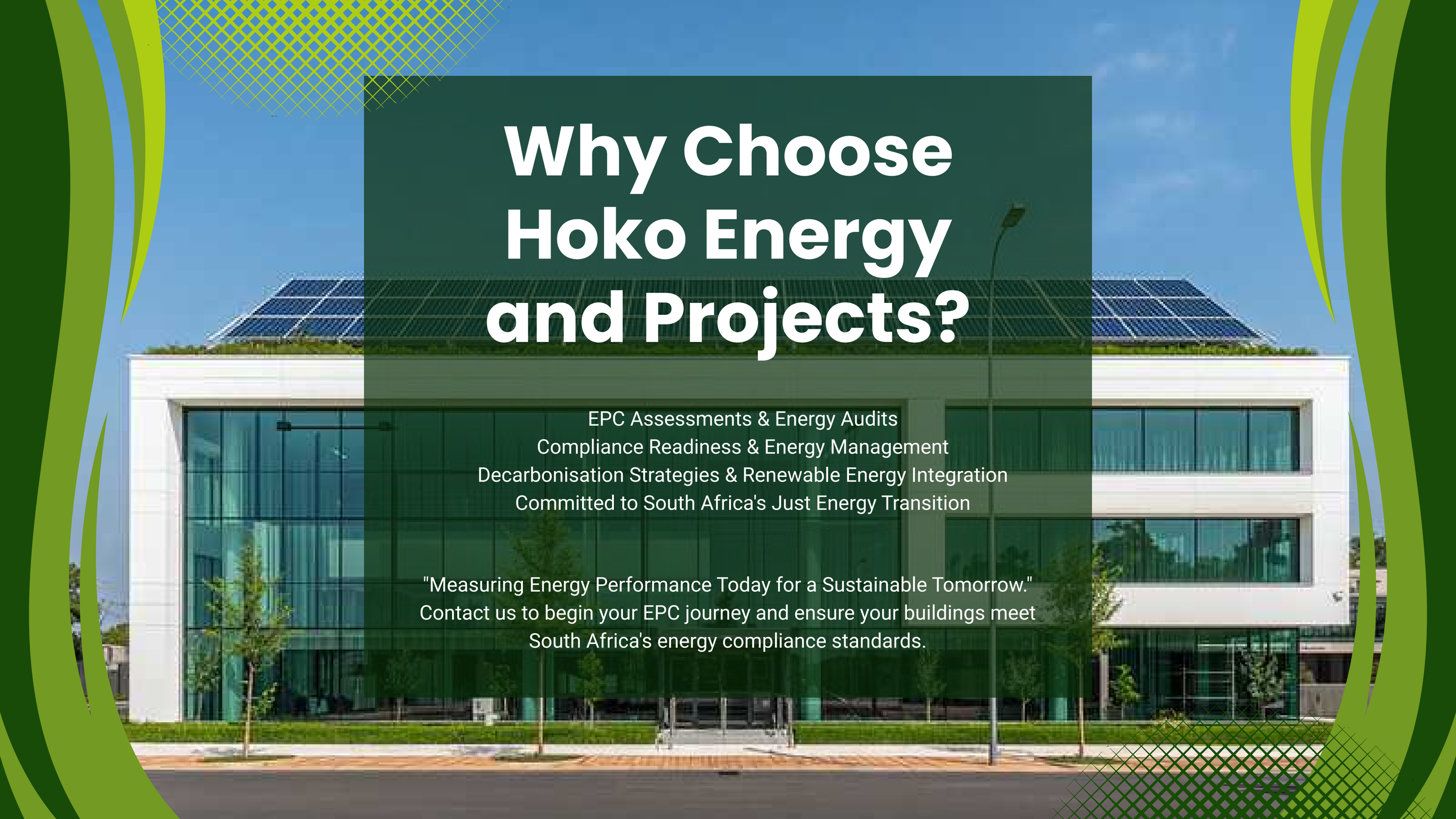
Once certified, the EPC must be prominently displayed in the building and renewed every 5 years. Non-compliance with display and submission requirements may result in penalties under the National Energy Act (Act No. 34 of 2008).

EPC Certificate Contents & Example

A valid EPC is an official document issued by a SANEDI-registered professional. It captures key building and energy data, providing a standardised rating that enables comparison, compliance tracking, and identification of energy improvement opportunities.

Certificate fields include: Certificate Number & Status (Active/Expired), Building Name & Address, Occupancy Class, Net Floor Area (m²), Annual Energy Consumption (kWh), Energy Performance Indicator (kWh/m²/year), Benchmark Reference, EPC Rating, Issue Date & Expiry Date (valid 5 years), and Registered EPC Professional details.

- **EPI = Annual Energy ÷ Net Floor Area (kWh/m²/yr)**
- **Valid for 5 years — must be displayed on premises**
- **Issued by SANEDI-registered EPC Professional**



Why Choose Hoko Energy and Projects?

EPC Assessments & Energy Audits
Compliance Readiness & Energy Management
Decarbonisation Strategies & Renewable Energy Integration
Committed to South Africa's Just Energy Transition

"Measuring Energy Performance Today for a Sustainable Tomorrow."
Contact us to begin your EPC journey and ensure your buildings meet South Africa's energy compliance standards.

Hoko Energy
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Thank You For Your Attention

For questions, compliance assessments, or to schedule your EPC audit, reach out to Hoko Energy and Projects.
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Contact Us

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