

Right on the Site 2009

Speaker: Shay Kavanagh,
Sustainable Energy Ireland

Building Energy Rating

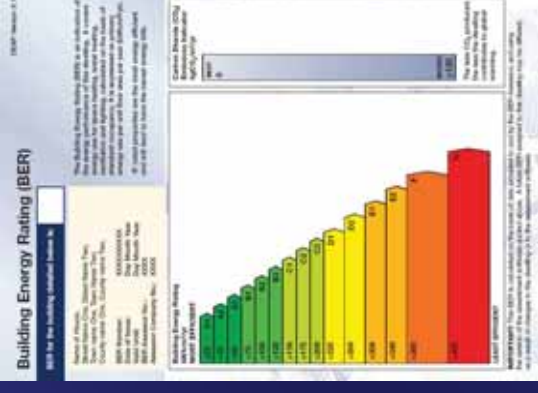


 SUSTAINABLE
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IRELAND

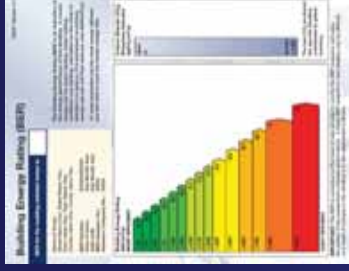


Presentation

- What is Building Energy Rating (BER) and other questions
- BER assessment examples
- Information required for BER assessment
- Process for getting a BER
- BER Assessors



What is Building Energy Rating (BER)?



What is Building Energy Rating (BER)?

Standard calculation
of the energy
performance of a
building

CEAP Version XV

Building Energy Rating (BER)

BER for the building detailed below is:

Name of House: _____
Street Name, Dir., Street Name Two, _____
Town Name, Co., Zip Name, Zip, _____
County name One, County name Two, _____

BER Number: XXXXXXXXXX
Date of Issue: Day Month Year
Valid Until: Day Month Year
BER Assessor No.: XXXX
Assessor Company No.: XXXX

The Building Energy Rating (BER) is an indication of the energy performance of the building. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr). 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr

BEST 0

Worst >120

The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: The BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted above. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

What is Building Energy Rating (BER)?



Building Energy Rating (BER)

BER for the building detailed below is: **B1**

Name of House, Street Name One, Street Name Two, Town name One, Town Name Two, County name One, County name Two,
 BER Number: XXXXXXXXXX
 Date of Issue: Day Month Year
 Valid Until: Day Month Year
 BER Assessor No.: XXXX
 Assessor Company No.: XXXX

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²-yr). 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating
 kWh/m²/yr
 MOST EFFICIENT
 <25 A1
 >25 A2
 >50 A3
 >75 B1
 >100 B2
 >125 B3
 >150 C1
 >175 C2
 >200 C3
 >225 D1
 >250 D2
 >300 E1
 >340 E2
 >380 F
 >450 G
 LEAST EFFICIENT

Carbon Dioxide (CO₂) Emissions Indicator
 kgCO₂/m²/yr
 BEST 0
 WORST >120
 The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted above. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

- Calculated using DEAP
- Information tool; no minimum standard
- Must be produced by Registered BER Assessor
- Valid 10 years unless changes are made to building

Why are BERs required?

Required by Energy Performance of Buildings Directive

EN

Official Journal of the European Communities

DIRECTIVE 2002/91/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 16 December 2002 on the energy performance of buildings

Article 7

Energy performance certificate

1. Member States shall ensure that, when buildings are constructed, sold or rented out, an energy performance certificate is made available to the owner or by the owner to the prospective buyer or tenant, as the case might be. The validity of the certificate shall not exceed 10 years.

Implementing BER Legislation

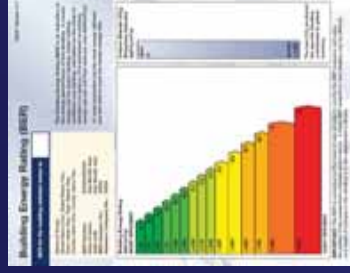
European Communities (Energy Performance of Buildings) Regulations 2006

STATUTORY INSTRUMENTS

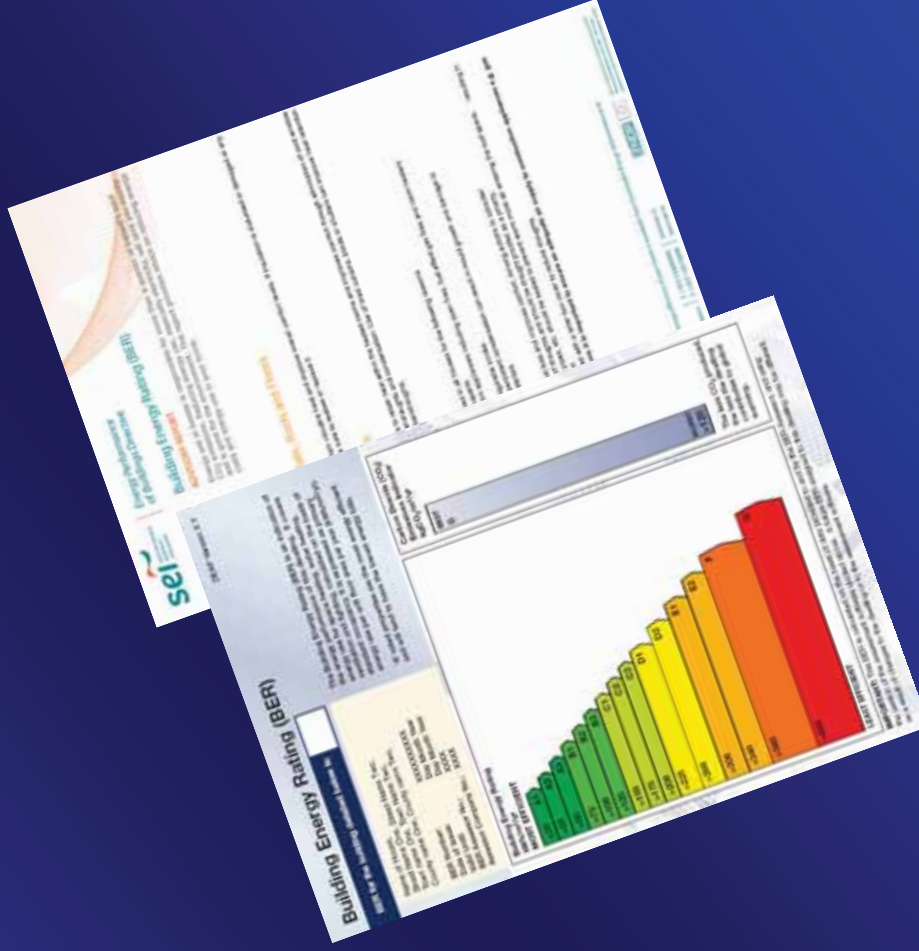
S.I. No. 666 of 2006

**EUROPEAN COMMUNITIES (ENERGY PERFORMANCE OF BUILDINGS)
REGULATIONS 2006**

When are BERs required?



BER requirement in Ireland 2009



All dwellings require a BER when offered for sale or rent from 1 January 2009.

***What if I am selling a building
from plans?***

Provisional Building Energy Rating

- Additional requirement if selling off-plans
- When the dwelling is completed, a BER certificate that represents the dwelling as constructed must be supplied to the purchaser
- Same scale as a BER
- Valid for up to 2 years

DEAP Version X.Y

Provisional Building Energy Rating (BER)

Provisional BER for the building detailed below is:

Name of House:	Street Name Two,
Town Name One,	Town Name Two,
County Name One,	County Name Two,
BER Number:	XXXXXXXXXX
Date of Issue:	Day Month Year
Valid Until:	Day Month Year
BER Assessor No.:	XXXX
Assessor Company No.:	XXXX

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr). 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating
kWh/m²/yr

MOST EFFICIENT

<25	A1
>25	A2
>60	A3
>75	B1
>100	B2
>125	B3
>150	C1
>175	C2
>200	C3
>225	D1
>260	D2
>300	E1
>340	E2
>380	F
>450	G

LEAST EFFICIENT

Carbon Dioxide (CO₂) Emissions Indicator
kgCO₂/m²/yr

BEST	0
worst	>120

The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This provisional BER is calculated on the basis of pre-construction plans and specifications provided to the BER assessor and using the version of the assessment software listed above. The BER assigned to this dwelling on completion may be different, in the event of changes to these plans or specifications, or to the assessment software.

***Does any other information come
with a BER Certificate?***

The Advisory Report

sei SUSTAINABLE ENERGY IN IRELAND

Energy Performance of Buildings Directive
Building Energy Rating (BER)
ADVISORY REPORT

Energy use in homes is responsible for more than a quarter of Ireland's total CO₂ emissions. Reducing energy use, especially electricity, will save you money and is good for the environment. This report provides advice on reducing energy costs and energy use in your home.

Report Date: 30/10/2007

Building Fabric - Walls, Roofs and Floors

Insulation
Proper insulation will help retain valuable heat and improve overall comfort levels. If insulation is disturbed or damaged at any time e.g. in attic space, make sure to restore or replace it.

Windows and Doors

Energy-Efficient Glazing
Energy-efficient glazing helps to retain heat within the heated rooms and improves comfort through elimination of cold window surfaces and associated draughts and condensation. Use of lined curtains, blinds or shutters can improve heat retention at night and further reduce draughts.

Ventilation

Adequate ventilation is required in all houses for the following reasons

- To provide fresh air for occupants
- To provide air for combustion appliances including open fires, fuel effect gas fires and room heaters
- To remove odours
- To remove pollutants e.g. cigarette smoke
- To remove water vapour - persistent condensation can result in mould growth and damage to furnishings and building materials

Draught Proofing

Draught Proofing reduces heat loss and improves comfort. Among actions to consider:

- Doors are a major source of draughts and should be draught proofed as a priority.
- Loft hatches, gaps around pipes, etc. should be sealed to prevent warm moist air entering the roof space, resulting in possible condensation and rot.
- Letter boxes should be fitted with a letter box cover to reduce draughts.

For health and safety reasons it is important to ensure an adequate air supply to combustion appliances e.g. gas fires.

Space Heating

- An advisory report must accompany a BER certificate
- Advises owners on how to best use the features in their new home to maximise its energy efficiency
- Determines most appropriate measures for an existing dwelling to maximise energy improvements

How will my house rate?

What information is required?

BER Example: New dwelling

126m² Dwelling

Meets TGD L 2008
EPC & CPC
requirements



Menu

- Import calculation data
- New Assessment
- Save
- Save As
- Detailed Report
- Find existing record
- Log In
- MPRN Address Search

More Options

- Clear all fields
- Export results
- DEAP Manual

Results

Energy Rating: **B1**
 [kWh/m²/yr]
 Energy Value: **89.94**
 [kgCO₂ / m²/yr]
 CO₂ Emissions Indicator: **17.69**

DEAP Version: 3.0.0
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Start

Start

Property and assessor details

Dimensions

Ventilation

Building elements

Water heating

Lighting and internal gains

Net space heat demand

Dist. system losses and gains

Energy requirements

Summer internal temperature

Results

Dwelling type: House

Type of rating: New Dwelling - Provisional

Date of assessment: 28 November 2007

Has a rating been previously submitted to NAS?: No

BER Number: [] Validate BER Number against register

Planning reference: []

Date of plans: 28 November 2007

Building Regulations: 2008 TGD L

Year of construction: 2007

Enter MPRN Number: []

is MPRN shared with any other dwelling?: No

Comment: []

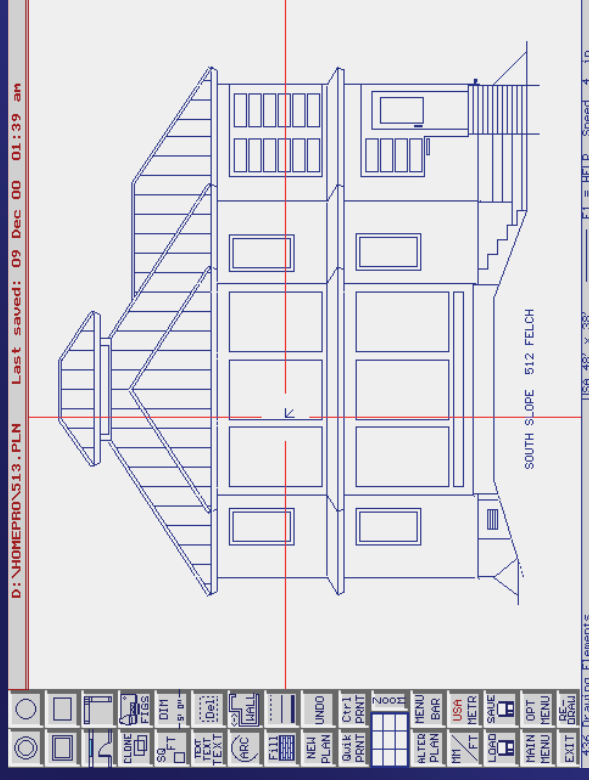
Name:

Information required for DEAP



Dimensions

	Area (m ²)	Height (m)
Ground floor	63	2.5
First floor	63	2.6



Information required for DEAP

Ventilation

# Chimneys/Flues	0
# Fans and vents	3
# Sheltered sides	2
Draught lobby	No
Ventilation method	Natural

Air pressure test $8\text{m}^3/(\text{h}\cdot\text{m}^2)$

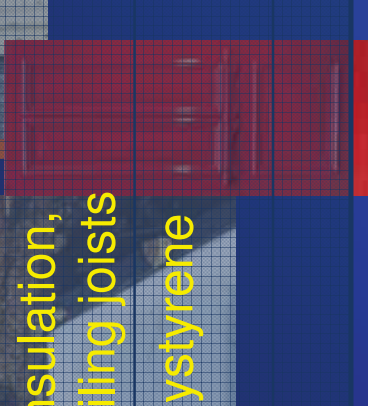
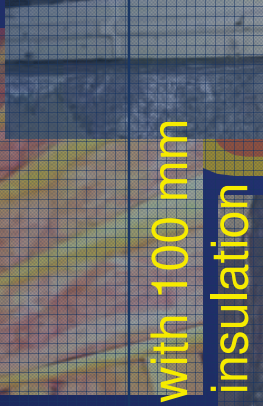
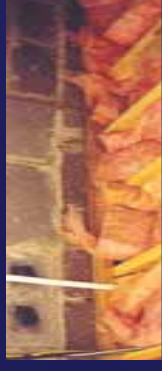
Part L air permeability requirement ✓



Information required for DEAP

External building elements (fabric heat losses)

	Area (m ²)	U-Value (W/m ² K)	Example
Floor	63	0.2	Slab-on-ground floor with 100 mm extruded polystyrene insulation
Roof	63	0.15	270 mm glass fibre insulation, between and over ceiling joists
Walls	85.8	0.25	100 mm extruded polystyrene insulation in cavity
Doors	1.85	3	Solid wooden door



Thermal bridging factor = 0.08(W/m²K)

Part L building fabric requirements ✓

Information required for DEAP

Building elements - windows (fabric heat loss and solar gains)

Area (m ²)	29.65
U-Value (W/m ² K)	1.7
Description	Double glazed, argon filled, low-E, soft coat emissivity = 0.05,
Frame type	Wood
Orientation	East/West
Overshading	Average



Information required for DEAP

Water heating system

Water storage type	Cylinder
Water storage volume	247 litres
Cylinder insulation	75mm factory applied
Cylinder thermostat	Yes
Insulation on pipework	Yes



Solar water heater Flat plate solar collector

Part L renewables requirement ✓

Information required for DEAP

Lighting and Internal Heat Gains

Percentage of low energy lighting	75%
-----------------------------------	-----

Internal gains from occupants, appliances etc
calculated automatically



Information required for DEAP

Net space heat demand
(heat demand to maintain the set-point
temperatures for standard heating schedule)

Living area %	25%
Thermal mass category	Medium



1 Oct – 31 May
56 hours per week

Living area 21°C
Rest of dwelling 18°C

Information required for DEAP

Space heating distribution system

Heating controls	Programmer, room thermostats & TRVs
Heat emitter	Radiators
# Central heating pumps	1
Boiler interlock	Yes



Information required for DEAP

Energy requirements

Main space heating system

Condensing gas boiler
90% efficient

Secondary space heating system

Closed front gas boiler
efficiency 72%

Water heating system

Condensing gas boiler
90% efficient

HARP Database
Promoting and assisting the development of sustainable energy

Home > Home's Your Home > Home-heating Appliances register of Performance (HARP) > GasLPG and Oil Boilers > Gas Boilers

Records: 1 to 10 of 1441. Results Pages: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 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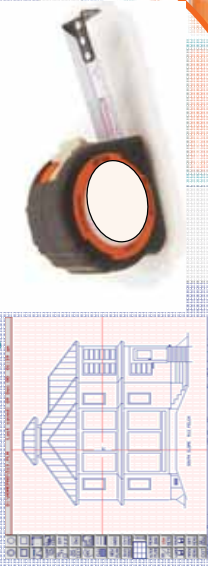
Gas Boilers

Model	Seasonal efficiency
Alpha Thermo Alpha CD24S GAS Regular Condensing Wall mounted (23.8 - 23.8 kW)	90.8%
Alpha Thermo Alpha CD24C GAS Combi Condensing Wall mounted (23.8 - 23.8 kW)	90.7%
Alpha Thermo Alpha CD32C GAS Combi Condensing Wall mounted (32 - 32 kW)	90.7%
Alpha Thermo Alpha CD30 GAS Combi Condensing Wall mounted (32 - 32 kW)	91.2%
Alpha Thermo Alpha CD18R GAS Regular Condensing Wall mounted (18 - 18 kW)	90.1%
Alpha Thermo Alpha CD18N GAS Regular Condensing Wall mounted (18 - 18 kW)	90.5%
Alpha Thermo Alpha CD13R GAS Regular Condensing Wall mounted (13 - 13 kW)	90.1%
Alpha Thermo Alpha CD30R GAS Regular Condensing Wall mounted (27.8 - 27.8 kW)	90.4%
Alpha Thermo Alpha CD24R GAS Regular Condensing Wall mounted (23.8 - 23.8 kW)	90.3%
Baxi Heating Baxi Heating Barcelona GAS Regular Condensing Wall mounted (31.05 - 31.05 kW)	90.7%

Part L oil/gas boiler 86% efficiency requirement ✓

kWh/m²/year → BER & TGD L conformance information

Dwelling dimensions



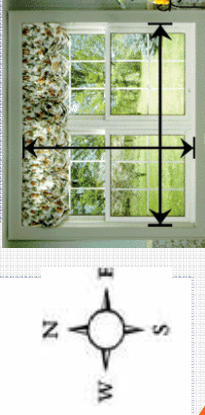
Ventilation Rates



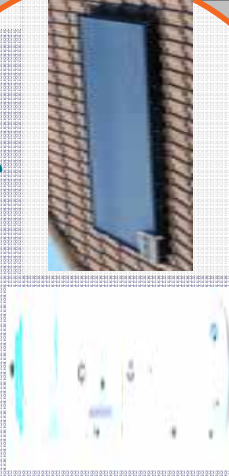
Fabric Heat Losses



Heat Gains

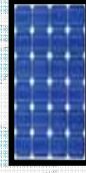


Hot Water System



Renewables

Appendix N, M or Q



HARP Database



DEAP Results

126m² semi-detached house

Building Energy Rating

BER: 90 kWh/m²/y; B1

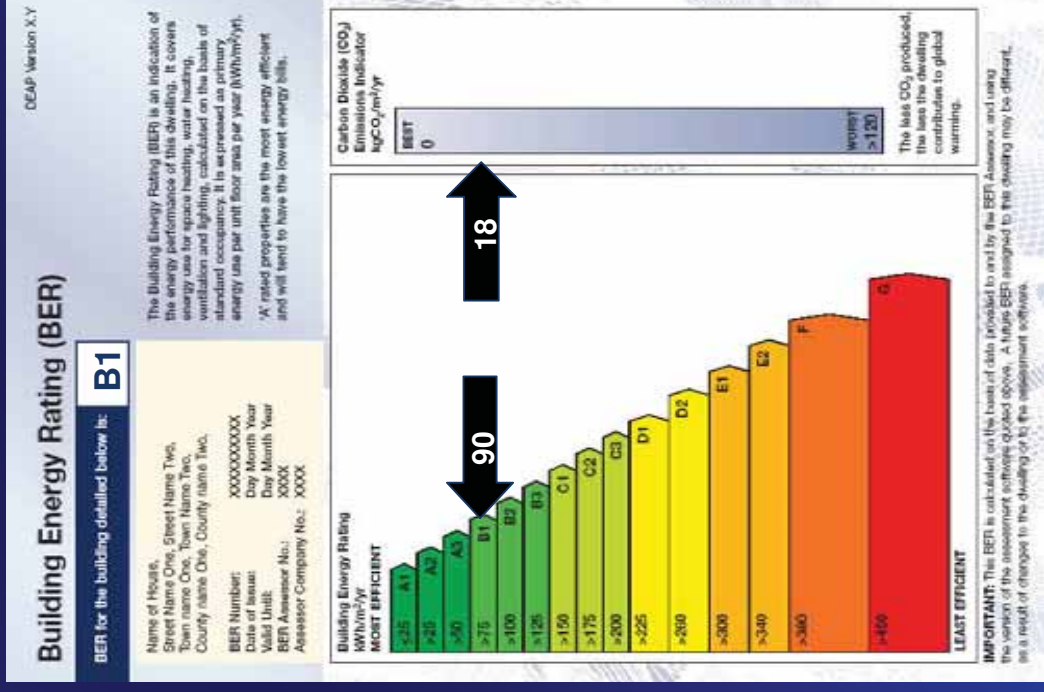
CO₂ emissions: 18 kg/m²/y

TGD L 2008 conformance

EPC (energy performance coeff.): 0.60

CPC (carbon performance coeff.): 0.55

Energy?	MPEPC (0.60)	✓
Carbon?	MPCPC (0.69)	✓



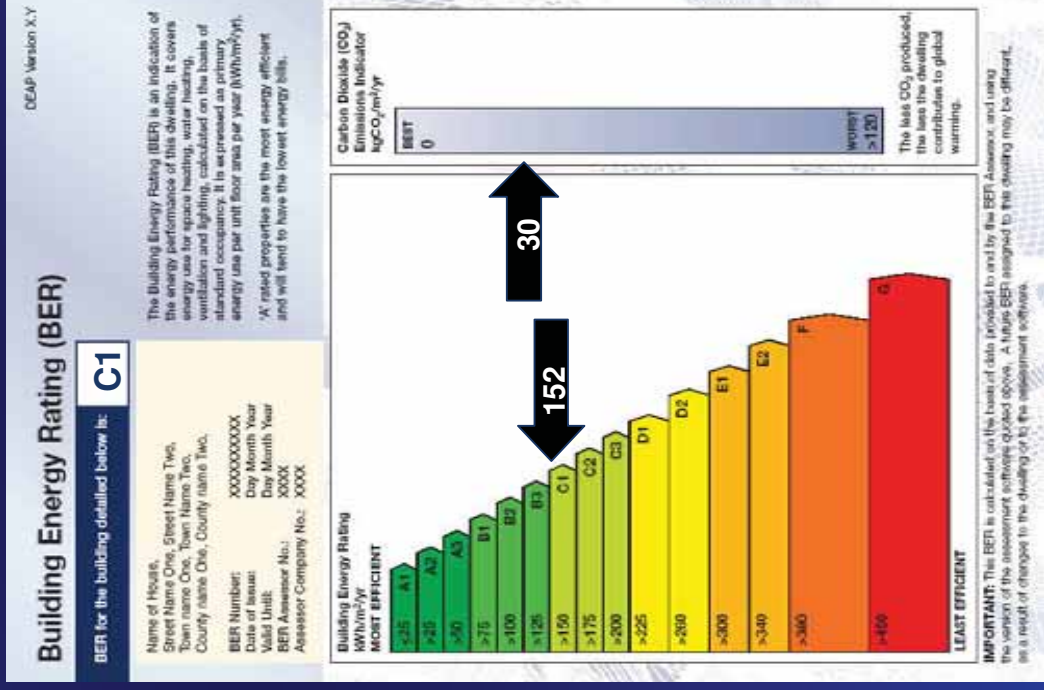
DEAP Results

New 126m² semi-detached house

Built to standards in TGD L 2005 ed.

BER (primary energy): 152 kWh/m²/y; C1

CO₂ emissions : 30 kg/m²/y



Existing dwelling example: 1950's house

No insulation

Older boiler

Poor heating controls

No energy saving bulbs

Open fire with chimney

BER (primary energy): 400 kWh/m²/y; F

CO₂emissions : 86 kg/m²/y

Improved existing dwelling example: 1950's house

Attic insulation

Condensing boiler

Timer, TRVs, Room stats

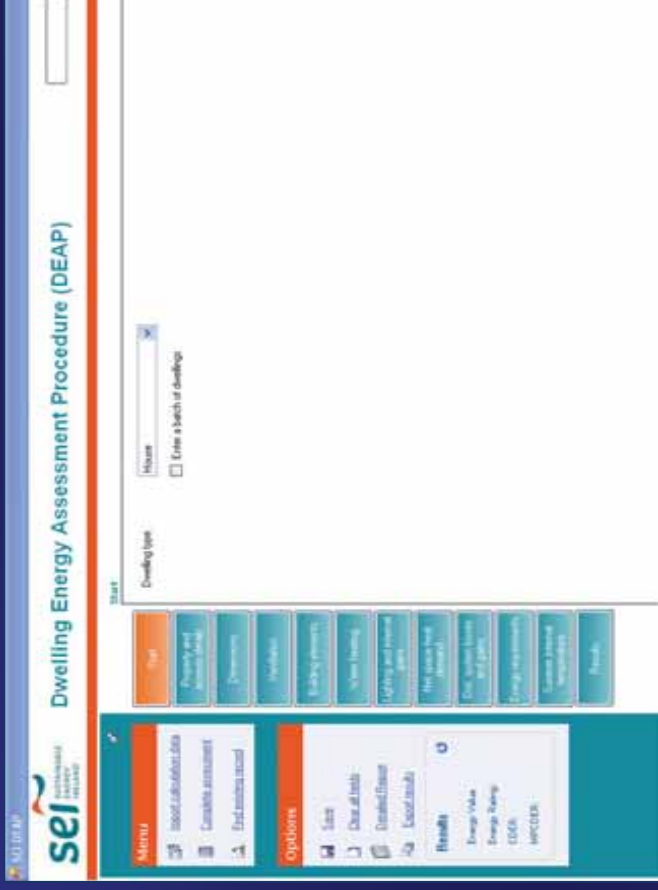
Energy saving bulbs

Closed stove

BER (primary energy): 205 kWh/m²/y; C3

CO₂ emissions : 42 kg/m²/y

Summary of information required for BER assessments



Information required for BER assessment

At least 45 parameter sets

Property address	Wall Area	Low energy lighting %
MPRN (electricity meter number)	Wall U-value	Living area %
Planning reference	Door Area	Thermal mass category
# Chimneys	Door U-value	Heating controls
# Permanent vents	Factor for thermal bridging	Heat emitter
# flues	Window Area	# Central heating pumps
# flueless gas fires	Window Description	Boiler interlock
# Sheltered sides	Window Frame Material	Space heating fuel
Draught lobby	Window Orientation	Main space heating system efficiency
Structure type	Window Overshading	2nd space heating fuel
Draughtstripping	Water storage type	2nd space heating efficiency
Ventilation method	Water storage volume	Water heating system fuel
Floor Area	Insulation type	Water heating system fuel
Floor U-value	Solar water heating	Water heating system efficiency
Roof Area	Insulation on primary pipework	Water heating system efficiency
Roof U-value	Thermostat on cylinder	

Make sure the BER data correctly reflects what is in the dwelling



- BER Certificates are valid for up to 10 years and all dwellings will require BER if offered for sale/rent after January 2009.
- Provide the BER assessor with necessary drawings and specifications for a new dwelling
- Agree with the BER assessor (in writing) on information included in the new dwelling BER assessment
- Make sure any changes to dwelling are taken into account in the BER issued to purchaser
- Assessor gathers information for existing dwelling by survey of dwelling (not the homeowner)

Are there any penalties for including misinformation?

STATUTORY INSTRUMENTS

S.I. No. 666 of 2006

(15) A person who purporting to give information to a BER assessor, an issuing authority or an authorised officer for the performance of his or her functions under these Regulations-

(a) makes a statement that he or she knows to be false or misleading, in a material particular or recklessly makes a statement which is false in a material particular, or

(b) fails to disclose a material particular

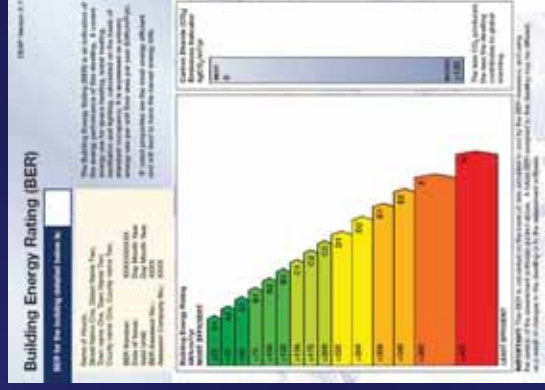
commits an offence.

Penalties

25. A person guilty of an offence under -

(1) Regulations 6(1), 9(1), 9(2), 10(1), 11(13), 11(14), 11(15), 17(4) and 18(4) of these Regulations is liable on summary conviction to a fine not exceeding €5,000;

How do I get a BER? - BER Administration Process



BER Assessment Process

Building Owner engages BER assessor to conduct assessment

Assessor completes assessment

Assessor submits assessments to the BER National Administration System

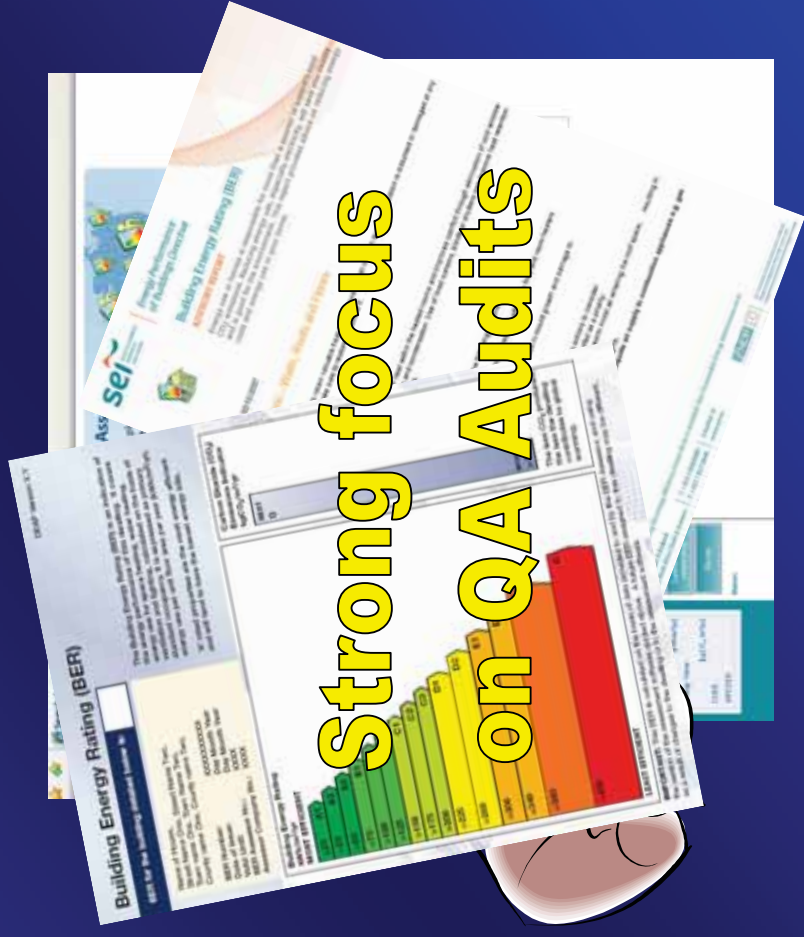
Automatic validation process

Assessor publishes assessment

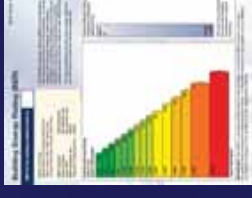
Assessor prints BER Certificate and Advisory Reports

Public data viewable on web

All data subject to QA audit



How much will a BER Cost?



- The cost of BERs will be determined by market
- Fee for BER payable by the builder/developer for a new dwelling or homeowner for existing dwelling
- Minister for Environment, Heritage and Local Government can set maximum fees if necessary

BER Assessors



EPBD – Article 10

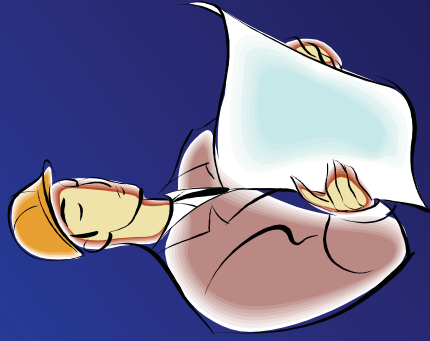


Article 10

Independent experts

Member States shall ensure that the certification of buildings, the drafting of the accompanying recommendations and the inspection of boilers and air-conditioning systems are carried out in an independent manner by qualified and/or accredited experts, whether operating as sole traders or employed by public or private enterprise bodies.

BER Assessors



Over 1800 registered BER assessors
for new dwellings

Over 1400 of these registered for
existing dwellings

BER Assessor registration requirements



Assessor registration process:

- **Attain at least 70% in a recognised BER course**
- **Sign a BER Assessor Code of Conduct**
- **Pay registration fee**
- **Assessors will have to re-register annually.**
- **SEI national exam being introduced during 2009**

BER training & registration information www.sei.ie/ber



Building Energy Rating (BER)

Your Business | Your Building | Your Home | Renewables | Schools | Grants | Publications | News & Events | Dundalk2020

You are here > Home > Your Building > Building Energy Rating > Information for BER Assessors > BER Assessor Training > BER Assessor Training Courses

- › House of Tomorrow
- › Public and Commercial Sector
- › Energy Performance of Buildings Directive (EPBD)
- › **Building Energy Rating**
 - › Legislation and Background
 - › Information for BER Assessors
 - › BER Assessor Training
 - › BER Training Specification
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 - › **BER Assessor Registration**
 - › Information for Training Providers
 - › Register of BER Assessors

BER Assessment Training Courses

BER Assessment Training Courses

A list of training providers offering BER Assessor courses is provided below. These providers are recognised under the National Framework of Qualifications (www.nfq.ie). They are either Universities or Institutes of Technology or educational and training organisations that have authority to offer FETAC or HETAC qualifications. In all cases, the courses offered are designed to prepare candidates for a Level 6 qualification and for registration by SEI as a BER assessor. Satisfactory completion of a BER assessor training course does not guarantee registration as a BER assessor. Registration requires that the candidates achieves a 70% overall score in the course and that they are awarded a certificate by the body relevant certifying body.

The courses offered by the various training providers differ significantly. **Candidates for training are strongly recommended to compare the offerings of the various providers so that they choose the course most suited to their circumstances.** SEI has obtained from each of the training providers details of the courses offered and of the personnel who will deliver them (links below).

On successful completion of a BER training course, candidates will be awarded a Level 6

What Builders/Developers need to do: new dwellings

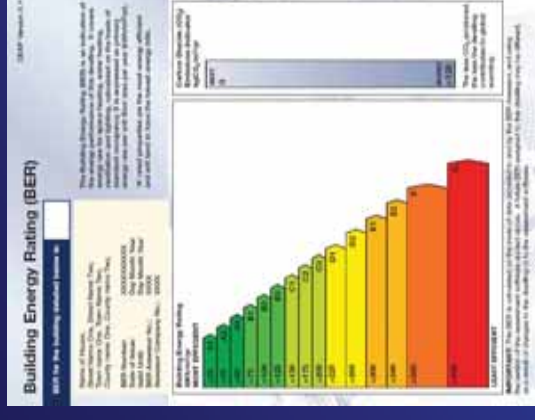
- Make BERs available to all prospective buyers,
- Ensure that the BER assessor has all necessary information to allow a BER to be calculated
- Ensure that changes implemented during the construction of a dwelling are taken into account in the BER that represents the dwelling as built.
- Plan and design for EPC & CPC compliance and other TGD L requirements (renewables, fabric)

What Homeowner needs to do (existing dwellings)

- Make BERs available to all prospective buyers or tenants
- Consider advisory report for potential improvements to dwelling (not mandatory, but are well worth following)
- Redo BER if energy related parameters change in dwelling.

Conclusions

- Making energy performance of buildings visible to consumers
- Stimulating:
 - Higher spec standards in new homes
 - Investment in upgrading of existing homes
- *Significant lever to improve the energy, environmental & economic performance of Irish Homes*



Further Information

- HomeBond Information Leaflet
- www.sei.ie/ber
- Email info@ber.sei.ie
- Telephone 1890 734237



Building Energy Rating (BER)

You are here > Home > Your Building > Building Energy Rating

- > House of Tomorrow
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- > **Building Energy Rating**

- > Legislation and Background
- > Information for BER Assessors
- > BER Assessor Registration
- > Information for Training Providers
- > Register of BER Assessors
- > National BER Register
- > Advisory Report Tool for New Dwellings
- > DEAP
- > HARP Database
- > BER FAQ
- > Disclaimer
- > Developers
- > Low Income Housing



As part of the Energy Performance of Buildings Directive, a Building Energy Rating (BER) certificate, which is effectively an energy label, will be required at the point of sale or rental of a building, or on completion of a new building.

SEI will publish BER certificates on a public BER Register.
[Click here to enlarge the BER Label »](#)

BER Assessors

- > Training Courses
- > Registration Process
- > Schedule of Fees
- > Administration for BER Assessors
- > Register of Assessors
- > DEAP
- > FAQ's
- > Technical Specialist Opportunity

Training Providers

- > BER Training Courses
- > BER Training Specification
- > SEI Presentations
- > FAQ's

Householders

- > FAQ's
- > Template Label

Thank you

