

## A Guide to Building Energy Ratings for Homeowners



# Are you considering a home energy upgrade?

Deciding what improvements you should make can be daunting. Your first step should be to get a Building Energy Rating (BER). This shows you the energy performance of your home. It also comes with an advisory report that recommends works to improve your home's energy rating.

A better BER will improve the comfort of your home, reduce your energy bills and reduce your carbon emissions. It will also increase the resale value of your home.



### **Building Energy Rating**

A BER certificate shows you the energy performance of your home based on typical occupancy. It is a good indicator of how much you will spend on energy and how much carbon you will produce to heat your home to a comfortable level.

The rating goes from A-G. A-rated homes are the most energy efficient, comfortable and typically have the lowest energy bills. G-rated homes are the least energy efficient and require a lot of energy to heat the home.

You can also use a BER cert to compare the energy performance of different properties you might be considering buying or renting.

#### Your BER certificate explained Building Energy Rating (BER) Each home has a BER for the building detailed below is: C2 unique BER number 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). Town Name One, Town Name Two, County Name One, County Name Tr XXXXXXXXXXX BER Number Day Month Y 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills. Valid Until Day Month Year XXXXXXXX BER Assessor N The registration Building Energy Rating kWh/m<sup>2</sup>/yr Carbon Dioxide (CO<sub>2</sub>) number for the Emissions Indicato kgCO<sub>2</sub>/m<sup>2</sup>/yr kWh/m<sup>2</sup>/yr MOST EFFICIENT assessor and the 0 company who carried out the >75 >100 assessment >125 >150 C2 >175 >200 >225 >260 D2 >300 E1 **BER Rating A-G** >340 A1 = Most Efficient E2 >380 G = Least Efficient >120 The less CO<sub>2</sub> produced, CO<sub>2</sub> emissions for the less the dwelling contributes to global warming your home. LEAST FEFICIENT 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 guided below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or ic the assessment software. DEAP Version: X.X.X



#### Who needs a BER certificate?

By law, all new houses and houses for sale or rent must have a BER rating. The onus is on the property owner to have this carried out. BER details must be included on advertisements for the home. Having a higher BER rated home will increase your property value.

If you are considering a home energy upgrade SEAI recommends starting with a Building Energy Rating (BER) assessment.

This will tell you where your home currently lies on the A-G scale (A being most efficient). It will also identify what your priority upgrades should be.



#### **Getting a BER Assessment**

BER assessments are carried out on your home by SEAI registered BER assessors. There is a list of assessors available on www.seai.ie



#### How is a BER calculated?

A BER is calculated based on the amount of energy your home requires for space heating, space cooling, ventilation, water heating and lighting. A BER does not include electricity used for other purposes such as the running of appliances like cookers, fridges and washing machines within your home.



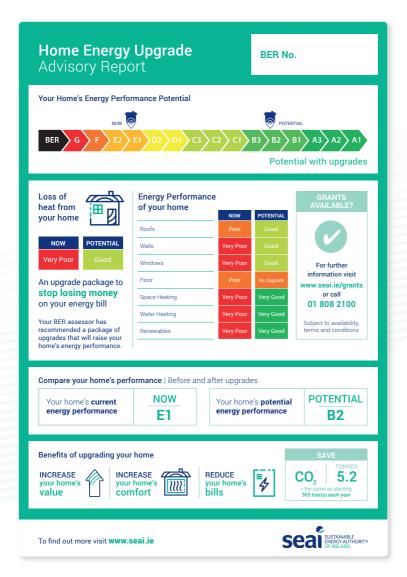
#### How long does a BER Cert last?

A BER cert is valid for up to 10 years, unless you make structural changes to the home or you make changes to your heating system. For new homes being sold off plans you can also get a provisional BER which is valid for 2 years and is based on the design of the home. Once the home is built the provisional BER must be replaced with a final BER.

#### **Advisory Report**

An advisory report is provided alongside your BER certificate.

It gives you a personalised energy improvement plan to bring your home up to a B2 rating or better. It will help you understand the most impactful changes you can make to upgrade your home and help you plan your home energy upgrades.



#### How to upgrade the energy efficiency of your home?

- 1 For most homes, improving your insulation should be your priority it ensures you keep all your valuable heat in your home. By properly insulating the attic and walls of your home, you might save up to €600 per year on your heating bills.
- 2 Improve your heating system we recommend replacing old, inefficient boilers with a heat pump which uses renewable energy, but only when your home is adequately insulated.
- 3 Install rooftop solar panels to heat hot water or to generate electricity.

It is important that you retain any details and documentation of works done to your home, such as certifications, receipts, invoices or specification documents. This information is important for ensuring you receive the most accurate BER for your home.

It is up to you to decide which upgrades to undertake to achieve your desired BER rating. The price of the upgrade works will depend on a number of factors, including how efficient your home is currently.

#### Grants for insulation, home heating and solar energy

You may be eligible for a grant to insulate your home, upgrade your heating system or install solar energy systems for electricity or hot water. Typically, the grant covers about one third of the cost of works. Check out www.seai.ie for full details.





**Rialtas na hÉireann** Government of Ireland

Sustainable Energy Authority of Ireland t 01 808 2054 e info@ber.seai.ie w www.seai.ie/ber



#### For more information, please visit: www.seai.ie/ber