1 Introduction

1.1 Context

There are approximately 12,500-13,700 buildings in the public sector, including ~4,600 school buildings and ~1,000 buildings in the commercial state sector. Altogether they accounted for approximately half of public sector energy consumption and energy-related greenhouse gas (GHG) emissions in 2021.

There are two headline targets at public body level:

- Public bodies must improve their energy efficiency by 50% by 2030.
- Public bodies must reduce their GHG emissions by 51% by 2030.

Achieving these targets will have a profound impact on how the sector procures, designs and operates buildings. There are also several evolving energy and climate targets and obligations specifically related to public sector buildings emerging from the finalisation of the EU's *Fit for 55* package. These include:

- A requirement for all public bodies to reduce their final energy consumption by at least 1.9% per annum. This will be measured from a baseline date of 10 October 2021.
- At least 3% of the floor area of buildings over 250 m^2 that are owned by public bodies and that are not nearly zero energy buildings (NZEB) at the start of 2024 must be renovated to NZEB every year.

Annex A provides additional information on these and other emerging targets.

The strategic imperative to decarbonise the public sector building stock presents a unique opportunity, through new build and deep retrofit, to provide cost-effective buildings that are fit for purpose for the delivery of modern public services for the decades ahead.

1.2 Purpose of this guidance

The purpose of this guidance is to outline a process that public bodies need to undertake to plan for achieving the energy and climate targets that apply to their building stock. This guidance applies to both owned and leased buildings and will be updated annually.

1.3 Tracking performance

The progress of individual public bodies towards the existing energy and climate targets is measured using SEAI's monitoring & reporting (M&R) system. SEAI publishes performance results for each public body annually. It is envisaged that this approach will be expanded to include tracking individual public bodies' progress towards the emerging targets once these are formally introduced in Ireland.

2 Building Stock Planning

2.1 Obligation to prepare a Building Stock Plan

The Climate Action Plan 2023 (CAP 2023) includes a requirement for public bodies to "*develop a building stock plan…by end-2023 for retrofitting their building stock to meet CAP targets*".

2.2 Purpose of a Building Stock Plan

As part of the building stock planning process, every public body should critically review its building portfolio in the context of the targets and its long-term accommodation needs. This should inform a strategic approach to managing its buildings over the next decade, and beyond. Preparing a Building Stock Plan is a key element in developing this strategic approach.

2.3 Scope of the Building Stock Plan

Every public body must prepare a Stage 1 Building Stock Plan by the end of 2023. This should encompass the public body's portfolio of buildings, including leased buildings.

2.4 Role of National Portfolio Leads

Certain public bodies have influence over building portfolios across multiple public bodies and/or large estates. It is envisaged that these organisations, referred to as *National Portfolio Leads*, will have coordination roles in building stock planning at sectoral level in 2024, i.e. they will play important roles in developing Stage 2 Building Stock Plans in specific sectors.

National Portfolio Leads

- Health Service Executive (HSE)
- Office of Public Works (OPW)
- Department of Further and Higher Education, Research, Innovation and Science (DFHERIS)
- Department of Education
- Local authorities
- Defence Forces/Department of Defence
- Irish Prison Service
- Courts Service

Additional guidance will be published in due course to inform this sectoral approach and how individual public bodies should liaise with National Portfolio Leads for Stage 2 Building Stock Plans in 2024. For *some* sectors, it is envisaged that the National Portfolio Lead will undertake the Stage 2 Building Stock Plan.

It is noted that an agreement is in place with the Department of Education for Stage 1 that they will coordinate for all schools. Public bodies within the OPW portfolio of building must engage with the OPW when conducting their Stage 1 Building Stock Plan, especially steps 4 and 5. OPW will undertake stage 2 building stock planning for buildings within their portfolio.

2.5 Iterative annual process

Preparing a Building Stock Plan will be an iterative process:

- Every public body must prepare its Stage 1 Building Stock Plan by the end of 2023 in accordance with steps 1-5 (only) in this guidance document. The minimum objectives of the Stage 1 Building Stock Plan are to define and understand the extent of the public body's building stock. In this regard, the initial focus should be on data gathering to inform planning at organisational and national levels.
- The Stage 2 Building Stock Plan should be based on steps 6-11 in this guidance. The Stage 2 Plan should specify actions to be implemented at specific buildings within specific timeframes to achieve the policy targets and obligations.

The Building Stock Plan should be updated and refined each year as the public body accumulates more data and knowledge to inform its planning and decision making. For most public bodies, the Building Stock Plan will evolve and become more comprehensive and focussed over time.

2.6 Building register

As part of their preparation of their Stage 1 Building Stock Plan, public bodies are asked to enter data on SEAI's building register in 2023.

EU Directive 2023/1791 on energy efficiency obliges Ireland to develop an inventory of public sector buildings, and to update and publish it annually. In this context, from 2024 onwards, public bodies will be obliged to complete the building register, as part of their M&R submission to SEAI.

Annex C provides additional detailed information on the building register.

2.7 Submission of Stage 1 Building Stock Plan

By the end of 2023, each of the required public bodies must complete the SEAI checklist) to confirm that they have completed their stage 1 Building Stock Plan. They must submit this completed check list to SEAI (publicsector@seai.ie) and their national portfolio lead organisation, if applicable. SEAI will circulate the Stage 1 plans to parent departments and National Portfolio Leads, where applicable.

2.8 Alignment with Climate Action Roadmaps

A public body's Building Stock Plan will become a key element in its Climate Action Roadmap. Climate Action Roadmaps encompass broader climate action, across an entire organisation, whereas Building Stock Plans focus on buildings only. The processes for preparing Building Stock Plans and Climate Action Roadmaps will be aligned in 2024.

3 Step-by-step guidance for preparing a Building Stock Plan

This section provides step-by-step guidance on preparing a Building Stock Plan. There are eleven steps – these are summarised in Figure 1 below and are described overleaf. Steps 1-5 must be undertaken by all public bodies in 2023 to complete a Stage 1 Building Stock Plan.

Figure 1: steps for preparing Building Stock Plan

Step	Stage 1 Building Stock Plan (2023)
1. Identify & classify your buildings.	✓
2. Complete the building register.	✓
3. Use M&R data and other data to quantify energy use & identify buildings that are biggest users & emitters.	✓
4. Identify buildings that have been earmarked for exit in short-medium term.	✓
5. Undertake a preliminary assessment of your accommodation needs to 2030 & beyond.	✓
6. Liaise with National Portfolio Leads to integrate or align with sectoral Building Stock Plans.	⧗
7. Use energy audit & other data to identify buildings with most potential for energy & GHG reductions.	⧗
8. Use portfolio-based approach to identify high-level pathway of what needs to be done.	⧗
9. Develop options for how the pathway can be implemented.	⧗
10. Prepare a detailed plan to achieve targets. Include short-term actions for priority projects.	⧗
11. Develop a robust business case for implementing the plan.	⧗

Steps 1-5 set out the minimum requirements for a Stage 1 Building Stock Plan for all public bodies.

1. Identify and define the extent of the public body's own portfolio of buildings.
   a) Classify the buildings by size, type, location, etc.
   b) Identify whether buildings are co-located on a site, whether they comprise multiple blocks and whether they are shared buildings[1].
   c) Classify the buildings by ownership and occupancy status.
   d) For buildings that are not owned, classify each building according to the extent to which it is possible for the public body to exercise material influence on energy management and retrofit decisions[2] – either directly, or via a building manager, landlord, etc. And note when current leases expire.
2. Complete the building register via SEAI's M&R software system. The data requirements for the building register are set out in Annex C.
3. Use M&R and other data to quantify energy consumption and emissions at building level, and to identify the buildings with the highest consumption and emissions.

   For many public bodies, a significant proportion of energy use and emissions is concentrated in a small proportion of buildings. Taking action to reduce consumption and emissions in these buildings can help public bodies make considerable progress towards their targets. **Therefore, it is important that such public bodies identify the buildings which, altogether, account for the significant majority of their consumption and emissions,** noting that different buildings may dominate from consumption and emissions perspectives.

4. Identify any buildings that have been earmarked for exit by the public body, or by a National Portfolio Lead (where relevant), in the short-medium term.
5. Undertake a preliminary assessment of the public body's accommodation needs to 2030, and beyond.

   Understanding the organisation's accommodation needs is a prerequisite for managing its building stock in the medium-long term. The preliminary assessment, which should be based on the information currently available, should identify to what extent the public body expects its requirement for different types of accommodation to increase or decrease over time. This should take account of reduced accommodation requirements due to blended working, and the efficient utilisation of space.

SEAI has prepared a simple template for public bodies to use in developing their Stage 1 Plan. This can be downloaded from EnergyLink. Public bodies can use this template or use their own format.

[1] Additional information on co-located buildings (sites) and multi-block buildings is provided in Annex C.

[2] The degree of influence that a public body has on energy management and retrofit decision-making in a leased building affects the strategic options available to the organisation. This is especially relevant for poorly performing buildings: if the public body cannot influence energy management or retrofit decision making, there may be no practical pathway to improve building performance.

Steps 6-11 are additional steps for inclusion in Stage 2 Building Stock Plans only[3]. It is envisaged that these steps may be coordinated or conducted by National Portfolio Leads for some sectors, where applicable. The detailed arrangements for preparing Stage 2 Plans, including the role of National Portfolio Leads, will be addressed in follow-up guidance.

6. Liaise with the National Portfolio Lead for the sector (if applicable) to align or integrate the implementation of steps 7-11 with sectoral Building Stock Plans, where relevant. For *some* sectors, it is envisaged that the National Portfolio Lead will undertake steps 7-11 on behalf of relevant public bodies. OPW will undertake a stage 2 plan for their portfolio of buildings.
7. Use energy audit and other data to determine which of the buildings that have not been earmarked for exit have the most potential to deliver significant energy and emissions reductions.
8. Identify a *high-level* pathway of actions that need to be implemented involving specific buildings within specific timeframes to achieve the energy and climate policy targets and obligations. The portfolio-based approach discussed in Annex B should inform the development of the pathway, which should take account of the organisation's accommodation needs to 2030 and beyond.

   For public bodies with leased buildings, the key elements in the pathway will likely comprise:

   - Advanced energy management in all buildings.
   - Decarbonisation projects and shallow retrofit measures in buildings with compatible lease arrangements.
   - Building disposal or deeper retrofit as leases renew or expire. (In many cases, lease renewal may be the key opportunity to achieve a significant step change in building performance – by either negotiating more substantial upgrade projects or changing to a better-performing building.)

9. Identify and develop options for *how* the actions identified in step 8 can be implemented. This should involve significant role for a National Portfolio Lead, where relevant.
10. Develop a *detailed* plan documenting what will be done with respect to specific buildings and within specific timeframes to achieve the policy targets and obligations. This should include consideration of:
    - The roles and responsibilities of the public body, a National Portfolio Lead and of any other strategic stakeholders that are required to facilitate implementation.
    - Financing needs and options.
    - Resourcing needs and options.
    - Short-term actions required to mobilise for the implementation of priority projects.
11. Develop a strategic business case for implementing the plan, including financial appraisal, identification of key risks, and evaluation of delivery and procurement options, etc.

[3] Second and subsequent Building Stock Plans should be prepared in 2024 and beyond. Steps 6-11 do not form part of the requirements for the initial Building Stock Plans to be prepared in 2023.

4 Support from SEAI

Public bodies are responsible for preparing their own Building Stock Plans.

SEAI will provide advisory support in 2023 to help public bodies to prepare their Stage 1 Building Stock Plans. SEAI and the National Portfolio Leads will liaise to ensure a coordinated approach to support.

Public sector programme

Partnership Support Managers will mentor public bodies with steps 1-5, and will advise them with respect to accessing other supports.

Pathfinding programme

Operating since 2017, SEAI's Pathfinder programme works collaboratively with public sector organisations to trial and test technical, financial and governance approaches to delivering efficiency and decarbonisation targets. By providing technical and capital support, the programme aims to develop scalable solutions to Ireland's retrofit challenge for benefit across the public sector and the wider non-domestic sector. This programme is geared towards supporting sectoral and departmental groups mobilise for long-term and deeper renovation targets.

Annex A: Energy & climate targets related to public sector buildings

Current headline targets

The Climate Action and Low Carbon Development (Amendment) Act 2021 commits Ireland to reach a legally binding target of net-zero emissions no later than 2050, and a cut of 51% by 2030 (compared to 2018 levels). These targets are aligned with Ireland's obligations under the Paris Agreement, and with the EU objective to achieve an economy-wide reduction in GHGs of at least 55% by 2030 and to achieve climate neutrality in the European Union by 2050.

The 2023 Climate Action Plan (CAP 2023) reaffirmed high-level energy and emissions targets for public bodies that had been originally introduced in previous iterations of the plan:

- The public sector must improve its energy efficiency by 50% by 2030. This target builds on the previous 33%-by-2020 efficiency target and is based on public bodies' existing energy efficiency baselines, most of which are 2009 (or earlier).
- The public sector must reduce its GHG emissions by 51% by 2030. Every public body has two GHG targets for 2030: one for non-electricity emissions and another for total energy-related emissions. Both are calculated on the basis of absolute reductions in emissions from a baseline of 2016-2018 (average):
  - Every public body must reduce its non-electricity emissions by 51% by 2030.
  - Every public body's total emissions target for 2030, in tonnes, will equal its non-electricity target plus its electricity emissions at GHG baseline less the projected supply-side emissions reduction from electricity by 2030.

  The detailed methodologies underpinning these targets are described in SEAI's *M&R-2030 Methodology Guidance* document.

These targets apply at organisation level. However, because buildings account for approximately half of public sector energy consumption and emissions, and much more than half for most public sector organisations, achieving these targets will have a profound impact on how the sector procures, designs and operates buildings.

Carbon budget programme

The 2021 Act also establishes a system of five-year economy-wide carbon budgets. Each carbon budget will be proposed by the Climate Change Advisory Council (CCAC). Once each budget is approved, the Government will divide the overall carbon budgets into sectoral emissions ceilings. The first carbon budget programme was approved by Government in February 2022. It provides for a 51% reduction in emissions by 2030 (4.8% per annum 2021-2025 and 8.3% per annum 2026-2030) and for 3.5% per annum reduction in the subsequent 5-year period (2031-2035). The Government subsequently agreed sectoral emissions ceilings, which establish the maximum cumulative emissions that are permitted in a given sector of the economy over each 5-year carbon budget period and

targeted reductions by 2030. The ceiling for commercial and public buildings[4,5] is set at 7 MtCO2e over the period 2021-2025 and 5 MtCO2e over the period 2026-2030.

Evolving target landscape

A diverse and evolving range of energy-related targets and obligations are emerging for public sector buildings. The breadth of these requirements, and the complexity of some of them, can be daunting for building operators.

Some of the targets are focussed on energy efficiency only, while others concern GHG emissions, and others still relate to renewable energy only. Some apply specifically to buildings. Others encompass a much broader scope of public sector energy use, but the pathway to achieving them will be contingent on taking radical action on how the sector uses energy in buildings. While the different targets have different scopes, timeframes and areas of focus, there are important linkages and dependencies between them because they relate to separate, but complementary, policy objectives. The target landscape has evolving recently as the EU revised its climate and energy-related legislation to align it with the Union's 2030 and 2050 climate ambitions, in accordance with the *Fit for 55* package[6].

Table 1 provides a summary of key existing and emerging targets and obligations related to energy in public sector buildings.

[4] This emissions ceiling covers non-electricity emissions from commercial and public buildings only. Other emissions from the public sector fall within other sectors for which sectoral separate emissions ceilings have been developed - including electricity-related emissions attributable to public sector buildings (which come under the electricity emissions ceiling (75% reduction)) and transport (50% reduction).

[5] Note that emissions from the public sector fall within several of the sectors for which sectoral emissions ceilings have been developed. So, the sectoral emissions ceilings do not include a single ceiling that encompasses all public sector emissions.

[6] The Fit for 55 package is a set of proposals to revise and update EU legislation to bring it in line with the climate goals agreed by the European Council and the European Parliament. The '55' refers to the EU target of reducing net GHG emissions by at least 55% by 2030.

Table 1: Existing and emerging targets and related obligations for public sector buildings

Scope		Existing obligations	Emerging obligations[7]
Public body	GHG emissions	• Reduce GHGs by 51% between 2016-2018 and 2030 [CAP 2021] • Net-zero by 2050 [No 32 of 2021]	
	Energy consumption & energy efficiency	• Improve energy efficiency by 50% between 2009 & 2030 [CAP 2021] • Reduce final energy consumption by 1.9% per annum from 10 October 2021 [Energy Efficiency Directive 2023/1791/EU]	•
	Energy audits	• Energy audit every 4 years (if individual building >500m^2 or energy spend >€35,000) [SI 646 of 2016 & SI 599 of 2019]	
Public sector buildings	GHG emissions	• Reduce GHGs by 45% between 2018 & 2030 (sectoral emissions ceiling)	• Possible inclusion of buildings in EU Emissions Trading Scheme (from 2027)[8] [EU Fit for 55]
	New buildings	• Must be nearly zero-energy buildings (NZEB)[9] [Building Regulations]	• Must be zero-emission buildings (ZEB)[10] from Jan 2028 [EU Fit for 55, EPBD]

[7] Most of the emerging obligations are set out in EU proposals for legislation to implement the Fit for 55 package. These proposals are the subject of ongoing negotiation at EU level and are subject to change. The EPBD recast is still in development. EPBD requirements & targets detailed are subject to change.

[8] This emerging obligation applies to commercial buildings as well as public sector buildings; Member States can defer it to 2030 if there is carbon tax equivalent to ETS price.

[9] A nearly zero energy building (NZEB) "*means a building that has a very high energy performance… The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby"* [6].

[10] A zero-emission building (ZEB) *"means a building with a very high energy performance,…., requiring zero or a very low amount of energy, producing zero on-site carbon emissions from fossil fuels and producing zero or a very low amount of operational greenhouse gas emissions…"* [7]

Scope		Existing obligations	Emerging obligations[7]
Public sector buildings	BER, DEC & inventory	• Must have DEC on all buildings >250 m^2 that are occupied by public bodies & frequently visited by the public [SI 243 of 2012] • Can only lease buildings with BER A3, or higher [SI 426 of 2014] • Can only purchase buildings with BER A3, or higher [SI 426 of 2014] • Inventory of public body buildings (>250 m^2) – updated & published annually [Energy Efficiency Directive 2023/1791/EU]	• BER ratings (A → G) to be revised by end 2026[8] [EU Fit for 55, EPBD]
	Energy performance & retrofit	• Must implement BER advisory report recommendations within the period of BER validity [SI 243 of 2012] • Any major renovations[11] must upgrade to 'cost optimal level' [Building Regulations] • Public bodies that consume >50 GWh pa and sectoral groups defined as large public bodies should commence a deep retrofit of at least one building in 2023 [CAP 2023]. • Public bodies must have Building Stock Plans by the end of 2023 [CAP 2023].	• New energy performance thresholds[8] [EU Fit for 55, EPBD]: – 15% threshold to be set at a level (kWh/m^2.y primary) where 15% of buildings have worse performance than this level when the new EPBD comes into force. – 25% threshold to be set at a level (kWh/m^2.y primary) where 25% of buildings have worse performance than this level. • By Jan 2030, all non-residential buildings must be below the 15% threshold[8], i.e. buildings worse than the threshold must be retrofitted so they perform better than the threshold [EU Fit for 55, EPBD]. • By Jan 2034, all non-residential buildings must be below the 25% threshold[8], i.e. buildings worse than the threshold) must be retrofitted so they perform better than the threshold [EU Fit for 55, EPBD] • At least 3% of floor area of buildings (>250 m^2) owned by public bodies must be renovated to NZEB every year [EU Fit for 55, EED]

[11] Major renovation = renovation involving >25% surface area of building envelope.

Scope		Existing obligations	Emerging obligations[7]
	Renewable energy	• Must consider feasibility of high efficiency alternative energy systems [SI 243 of 2012] • Cannot install fossil-based heating systems after 2023 (except in certain exceptional circumstances) [CAP 2023]	• 49% of energy use across commercial, public & residential buildings to be from renewable sources by 2030 [EU Fit for 55, RED3] • Solar PV on all new buildings (>250m^2) by end 2026[8] [EU Fit for 55, EPBD] • Solar PV on all existing buildings (>250m^2) by end 2027[8] [EU Fit for 55, EPBD]

Annex B: Strategic portfolio-based approach

The variety, ambition and complexity of the targets can be daunting for public bodies. In very simple terms, the target landscape points to an imperative for public bodies to cut emissions from their own portfolios of buildings by at least 51% by 2030, while also dramatically reducing final energy consumption.

A business-as-usual approach will not be sufficient to do this. Achieving the 2030 targets will require exceptional effort to transform public sector buildings, incorporating the efficient use of buildings in terms of occupancy and hours of use, advanced energy management, and a focus on the efficient use of equipment and machinery, as well as a strategic approach to investment. Significant step changes in performance will be required, beginning in the short term and continuing throughout the decade, and beyond. 2030 is merely a milestone on a longer-term pathway to fully decarbonising public buildings, the public sector and the wider economy, by 2050. Buildings have long lifetimes. Therefore, it is important that decisions made by public bodies now take into consideration the long-term viability of building portfolios, and of specific buildings, in the context of progressively more restrictive energy and carbon constraints in the 2030s and 2040s. Otherwise, poor investment decisions made over the next few years could result in public bodies having to retire heating systems or exit buildings before the end of their operational lifespans.

For this reason, this first version of this guidance focusses on adopting a strategic approach, developing competency for long-term planning, and mobilising for large-scale retrofit in pursuit of national and EU targets.

Understanding the organisation's long-term accommodation needs is a prerequisite for managing its building stock over the long term: public bodies should only seek to retain buildings that can meet their accommodation needs in an energy and carbon-constrained environment:

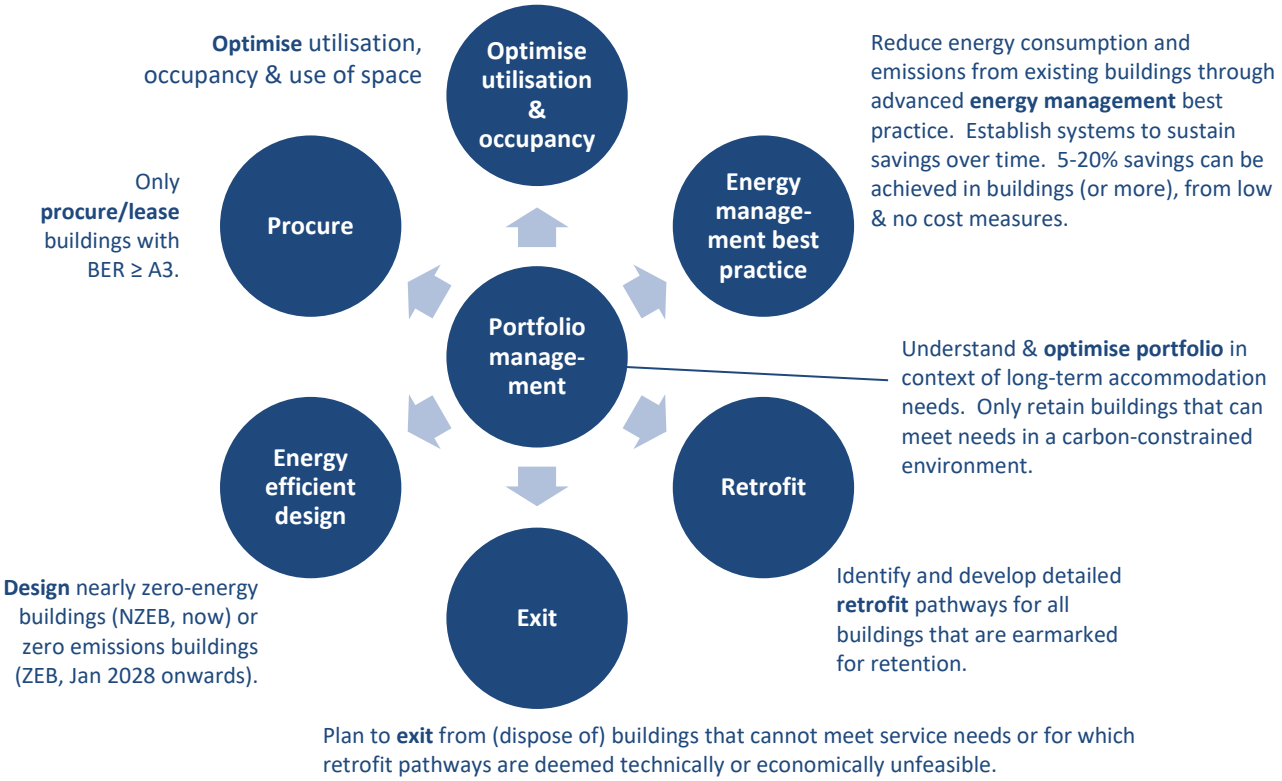
- If specific buildings are not required, or if they are not fit for purpose to meet the public body's service needs, they should not be retained.
- If buildings cannot meet the service needs in an energy and carbon-constrained environment, they should not be retained.

Public bodies will liaise with National Portfolio Leads in considering these options, where applicable.

There is no 'silver bullet' solution. Every public body should strive to develop a strategic approach that is right for its own portfolio of buildings and accommodation needs, both of which may evolve over time. The key elements in a strategic approach are summarised in Figure 2:

- Optimising building utilisation, building occupancy and use of space in buildings.
- Reducing energy consumption and emissions from existing buildings through advanced energy management best practice.
- Identifying and developing detailed retrofit pathways for all buildings that are earmarked for retention.
- Planning to exit from buildings that cannot meet service needs or for which retrofit pathways are deemed technically or economically unfeasible.
- Designing nearly zero-energy buildings (NZEB, now) or zero emissions buildings (ZEB, Jan 2028 onwards).
- Only procuring/leasing buildings with BER ≥ A3.

Figure 2: strategic approach



While different approaches and technology pathways exist for achieving the targets, public bodies should always remain focussed on a pair of simple, overarching outcomes for their own building portfolios: a high level of both energy and CO2 performance in real-world operating conditions.

Annex C: Data requirements for building register

As part of its preparation of its Stage 1 Building Stock Plan, every public body is asked to enter data on SEAI's building register on a pilot basis in 2023. From mid-2024 all public bodies will be required to enter details of their buildings on the register[12].

Key principles for completing the building register

1. A public body should complete the building register for all buildings that:
   - It owns and occupies;
   - It leases from other organisations (private and public);
   - Are provided to it by the OPW.
2. A public body should not complete the building register for any buildings that it leases to other public bodies.
3. Principles 1 and 2 apply to entire buildings and to parts of shared buildings.

   For example, if public body A occupies three floors in a six-storey building that it shares with public body B and a private sector organisation, then public body A should report these three floors as a single entry in its building register. If public body B occupies one floor in the same building, it should report that floor as a separate single entry in its building register.

4. Where the public body has more than one building co-located on a site, the public body should report the buildings as separate entries in its building register.
5. Where a large building comprises multiple blocks, the public body should report the blocks as separate entries in its building register. A building comprises multiple blocks where separate sub-buildings are connected together. In some cases, different blocks may have been built as physically distinct blocks at the same time. In other cases, different blocks may have been added over time and may be of very different vintages.

   For example, a large office 'building' could comprise an original building built in the 1890s, a connected office block built in the 1960s and a modern annex built in the 2010s. In this example the public body should report the three blocks as separate entries in its building register.

6. The building register has MPRN and GPRN meter data inputted from the PBs M&R return. Public bodies should ensure they link MPRNs or GPRNs imported from the M&R system to a specific building (block or site) as appropriate. This is especially important for the largest energy using buildings. Details of how to do this are in section 5 of Ultan's guide *'Public bodies building register'.*

Detailed guidance on completing the building register is available in Ultan's guide *'Public bodies building register'.*

[12] All data reported via the pilot building register up to the end of 2023 will be migrated to SEAI's new building register software system in 2024.

Data fields (2023 building register)

The following is a list fields that must be reported for each entry in the building register in 2023[13]:

- Building name*
- Description
- Address*, comprising four address lines, county* and Eircode*
- Latitude & longitude
- Building type (dropdown list)*
- Ownership status (dropdown list)*
- Public body from which building is leased (if relevant)
- BER details (building needs a BER? Building has a BER? BER rating)*
- BER number
- DEC details (building needs a DEC? building has a DEC? DEC rating)*
- DEC number
- Floor area*
- Heating type (dropdown list)
- Heritage status (dropdown list)
- Age category (dropdown list)
- Building is maintained by the OPW (yes/no)
- OPW B-code (if relevant)
- For education & training boards (ETBs): building classification by function (dropdown list)
- Has the building undergone an energy retrofit (yes/no)
- Year of most recent retrofit
- Has building participated in SEAI pathfinder programme (yes/no)
- Additional information
- MPRN[14,15]
- GPRN[15,16]

[13] Taking account of the guidance in relation to multiple buildings on a site and multiple blocks in a building.

[14] A meter point reference number (MPRN) is a unique 11-digit number assigned to an electricity connection.

[15] Many buildings have a single MPRN. All the electricity consumed in the building is supplied via the MPRN and 100% of the MPRN's consumption is used in the building, i.e. there is a one-to-one relationship between the MPRN and the building. But this is not always the case. Some buildings have multiple MPRNs, i.e. different parts of the same building consume electricity via different MPRNs. In other cases, one MPRN can serve multiple buildings on the same site or campus. This same principle applies for natural gas connections, i.e. there is often a one-to-one relationship between a GPRN and a building, but this is not always the case.

[16] A gas point registration number (GPRN) is a unique reference number assigned to every gas point on the natural gas network.

Fields marked with an asterisk (*) are mandatory for each entry in the building register.